



Twin Falls City Council Agenda

Monday, August 25, 2025, 5:00 PM

Council Chambers
203 Main Avenue East, Twin Falls, Idaho

Members: Mayor Ruth Pierce, Vice Mayor Jason Brown, Council Members Craig Hawkins, Spencer Cutler, Christopher Reid, Grayson Stone, Cherie Vollmer

- 1) Call Meeting to Order/Confirmation of Quorum
- 2) Pledge of Allegiance
- 3) Consent Calendar
 - b) **ACTION ITEM:** Request to approve Accounts Payable for August 14-20, 2025.
By: Amy Luna, Deputy City Clerk
 - c) **ACTION ITEM:** Request for approval of a Final Plat for the Cattail Subdivision, consisting of six (6) lots on approximately 5.59 acres located at the 1600 block of Mountain View Drive, care of EHM Engineers, Inc., on behalf of David Thibault, Northeast Investments, LLC. (PZ25-0102)
By: Kelli Ebersole, City Planner
 - d) **ACTION ITEM:** Request City Council approve the Special Event Permit for the organizers of the Falls 2 Falls run.
By: Wendy Davis, Parks and Recreation Director
 - e) **ACTION ITEM:** Request City Council approve the Special Event Permit for the organizers of the ERC Lunch.
By: Wendy Davis, Parks and Recreation Director
 - f) **ACTION ITEM:** Request City Council approve the Special Event Permit for the organizers of the Bands at the Bridge
By: Wendy Davis, Parks and Recreation Director
 - g) **ACTION ITEM:** Request City Council to approve the Special Event Permit for the organizers of the 9/11 Memorial.
By: Wendy Davis, Parks and Recreation Director
 - h) **ACTION ITEM:** Request City Council to approve the Special Event Permit for the organizers of the Rim2Rim for Homes 2025.
By: Wendy Davis, Parks & Recreation Director
 - i) **ACTION ITEM:** Request City Council approve the Special Event Permit for the organizers of the Dani Bates XC Race.
By: Wendy Davis, Parks and Recreation Director
 - j) **ACTION ITEM:** Request City Council to approve the Special Event Permit for the organizers of the Latino Fest 25.
By: Wendy Davis, Parks and Recreation Director
- 4) Items of Consideration
 - a) **PRESENTATION:** Update on the development of the Rock Creek Restoration Master Plan and public engagement by Jacobs Engineering and GGLO.
By: Mandi Thompson, Assistant to the City Manager
 - b) **ACTION ITEM:** Request to use water reserve funds, not to exceed \$150,000, to procure professional services to investigate the Canyon Springs Pump Station and adjacent water supply corridor.
By: Josh Baird, Public Works Director
 - c) **ACTION ITEM:** Request to adopt ordinance #O-2025-015 for Annexation on property located at the 500 block of South Hills Rd.
By: William Klaver, Senior City Planner
 - d) **ACTION ITEM:** Request to adopt ordinance #O-2025-016 for Annexation on property located at the 1400 block of Sunway Dr N (aka 2700 East).
By: William Klaver, Senior City Planner
 - e) **ACTION ITEM:** Request to approve the Guaranteed Maximum Price (GMP) of \$2,239,615 for the remodel and addition to the City Pool.
By: Mitch Humble, Deputy City Manager

- f) **ACTION ITEM:** A request to approve a letter of intent from Wireless Edge Consultants, LLC to purchase the former Fire Station Number 3 property from the City for \$730,000.
By: Mitch Humble, Deputy City Manager
- 5) General Public Input
- 6) Advisory Board Report/Announcements
- 7) Public Hearings
- a) **ACTION ITEM:** Request for approval of the PY 2025 Community Development Block Grant (CDBG) Annual Action Plan and the 2025-2029 Consolidated Plan. (PZ25-0089)
By: Jonathan Spendlove, Planning and Zoning Director
- b) **ACTION ITEM:** A public hearing on the use of \$324,980 of Forgone Revenue in the 2025-2026 Fiscal Year (FY 2026) to cover ongoing operation and maintenance costs, beginning on October 1, 2025, and ending on September 30, 2026.
By: Travis Rothweiler, City Manager
- c) **ACTION ITEM:** A public hearing on FY 2025-2026 Budget for the City of Twin Falls, Idaho
By: Travis Rothweiler, City Manager
- 8) Executive Session
- a) **ACTION ITEM:** Request to adjourn to Executive Session pursuant to Idaho Code § 74-206(1)(a) To consider hiring a public officer, employee, staff member or individual agent, wherein the respective qualities of individuals are to be evaluated in order to fill a particular vacancy or need. This paragraph does not apply to filling a vacancy in an elective office or deliberations about staffing needs in general.
- 9) Adjournment

Any person(s) needing special accommodations to participate in the above-noticed meeting could contact Josh Palmer (208) 735-7312 at least two working days before the meeting. Si Desae Esta information in Español, Por favor llama a Josh Palmer al telephone (208) 735-7312.

Public Input Procedures

1. Individuals wishing to provide public input regarding matters relevant to the City of Twin Falls shall:
 - a. Wait to be recognized by the Mayor or Chairman.
 - b. Approach the microphone/podium.
 - c. State their name, and whether they are a resident or property owner of the City of Twin Falls and proceed with their input.
2. All public input will be limited to two (2) minutes. Individuals are not permitted to give their time to otherspeakers.
3. All presenters shall remain respectful.

Public input will not be about any of the items that were on this agenda, personnel, or a personnel-related issue. All issues involving City personnel should be directly communicated with the mayor and/or the City Manager.

Anyone failing to follow these rules will be provided with one (1) warning. Should the speaker continue to disregard these rules after the warning, will have the microphone muted and they will be asked to return to their seats.

Public Hearing Procedures for Zoning Requests

1. Prior to opening the first Public Hearing of the session, the Mayor or Chairman shall review the public hearing procedures.
2. Individuals wishing to testify or speak before the City Council or Planning & Zoning Commission shall wait to be recognized by the Mayor or Chairman, approach the microphone/podium, state their name, and then proceed with their comments. Following their statements, they shall write their name and address on the record sheet(s) provided by the staff. The staff shall make an audio recording of the Public Hearing.
3. A City Staff Report shall summarize the application and history of the request.
4. The Applicant, or the spokesperson for the Applicant, will make a presentation on the application/request (request). No changes to the request may be made by the applicant after the publication of the Notice of Public Hearing. The presentation should include the following:
 - A complete explanation and description of the request.
 - Why the request is being made.
 - Location of the Property.
 - Impacts on the surrounding properties and efforts to mitigate those impacts.
5. Applicant is limited to 15 minutes, unless a written request for additional time is received, at least 72 hours prior to the hearing, and granted by the Mayor or Chairman.
6. The City Council or Planning & Zoning Commission may ask questions of staff or the applicant pertaining to the request.
7. The general public will then be given the opportunity to provide their testimony regarding the request. The Mayor or Chairman may limit public testimony to no less than two (2) minutes per person.
 - Individuals are not permitted to give their time to other speakers.
 - However, five (5) or more individuals that received written notice of the public hearing may appoint, by written petition, a spokesperson. The written petition must be received at least 72 hours prior to the hearing and must be granted by the Mayor or Chairman. The spokesperson shall be limited to 15 minutes.
 - Written comments, including e-mail, received by 12:00 p.m. on the date of the hearing shall be either read into the record or displayed to the public on the overhead projector.
8. Following the Public Testimony, the applicant is permitted five (5) minutes to respond to Public Testimony.
9. Following the Public Testimony and Applicant's response, Council or Commission members, as recognized by the Mayor or Chairman, shall be allowed to question the Applicant, Staff or anyone who has testified. Responses shall be limited to answering the questions asked. The Mayor or Chairman may limit the time permitted for the answer.
10. The Mayor or Chairman shall close the Public Hearing. The City Council or Planning & Zoning Commission shall deliberate on the request. Deliberations and decisions shall be based upon the information and testimony provided during the Public Hearing. Once the Public Hearing is closed, additional testimony from the staff, applicant or public is not allowed. Legal or procedural questions may be directed to the City Attorney.



Date: Monday, August 25, 2025
To: Honorable Mayor and City Council
From: Kelli Ebersole, City Planner

ACTION ITEM

Request:

Request for approval of a Final Plat for the Cattail Subdivision, consisting of six (6) lots on approximately 5.59 acres located at the 1600 block of Mountain View Drive, care of EHM Engineers, Inc., on behalf of David Thibault, Northeast Investments, LLC. (PZ25-0102)

Time Estimate:

Consent Calendar item.

Background:

This is a request made by David Thibault, Northeast Investments, LLC, represented by EHM Engineers, Inc, to approve the final plat for "Cattail Subdivision". The final plat consists of 6 lots on approximately 5.59 acres.

Approval Process:

Per City Code 10-12-2-4

After the approval or conditional approval of the preliminary plat, the developer may cause the total parcel, or any part thereof, to be surveyed, and a final plat prepared in accordance with the approved preliminary plat. Upon the determination that the final plat is in compliance with the preliminary plat and all conditional requirements have been met, the administrator shall place the final plat on the council agenda at the next regular meeting.

The council shall approve, approve conditionally, disapprove or table the final plat for additional information. A copy of the approved plat shall be filed with the administrator. Upon granting or denying the final plat the council shall specify: Approval Period: Final plat shall be filed with the county and recorded within two years of written approval by the council, otherwise such approval shall become null and void unless prior to said expiration date an extension of time is applied for by the subdivider and granted by the council. Only one extension may be granted by the council for a term of two years.

Budget Impact:

N/A

Regulatory Impact:

After a final plat is approved by the Council and construction plans approved, the final plat may be recorded, and lots sold for development. All general criteria for approval must be met per State Statute 50-Chapter 13 and shall be compatible with the Comprehensive Plan.

History:

N/A

Analysis:

Conclusion:

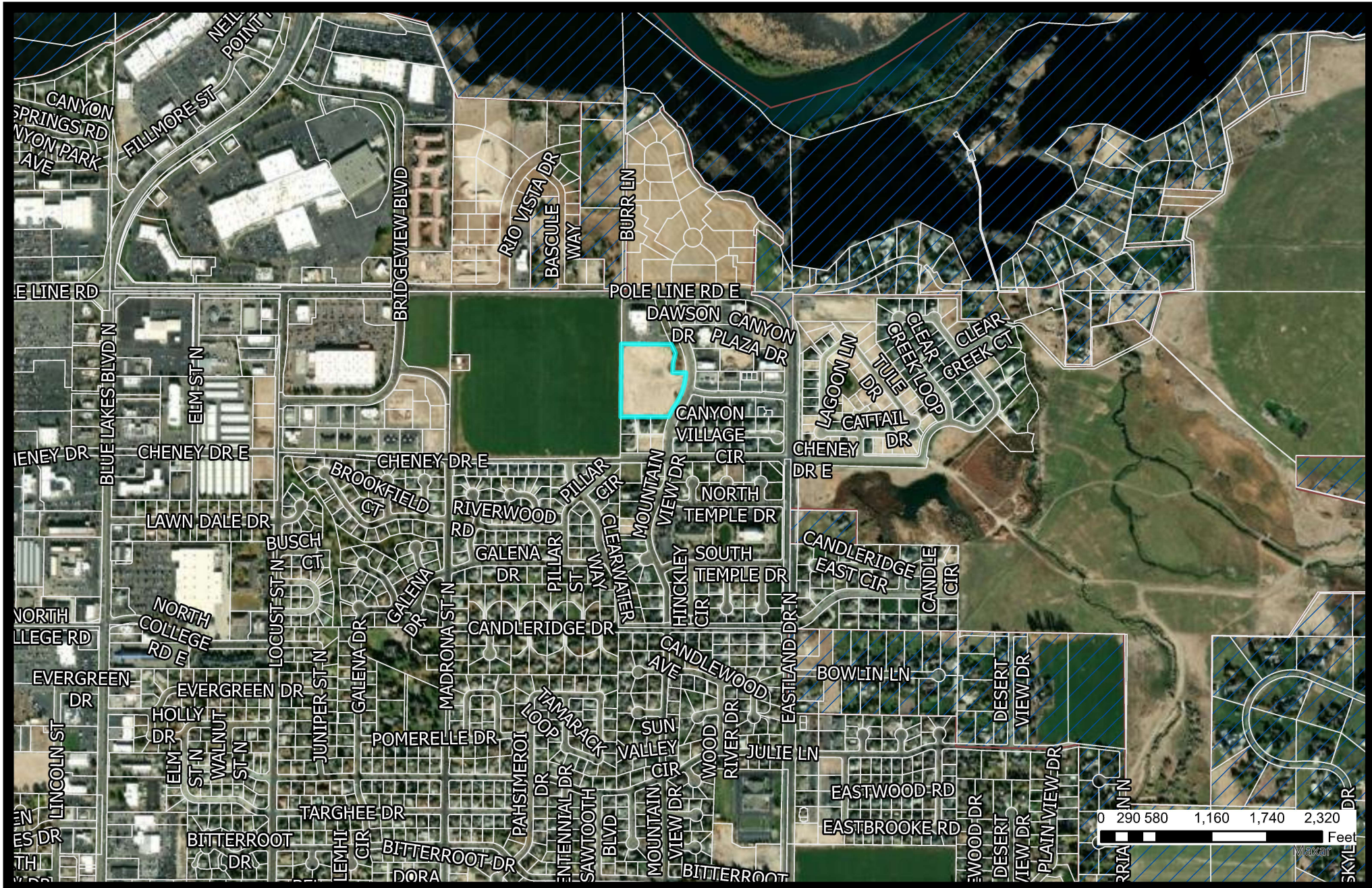
Staff recommends approval of this plat with the following condition:

1. Subject to site plan amendments as required by Building, Engineering, Fire and Zoning Officials to comply with applicable City Codes and standards.
2. Subject to submittal of a final plat, submitted prior to the signed of the final plat, showing compliance with all conditions and comments in Engineering Memorandum dated July 29, 2025.

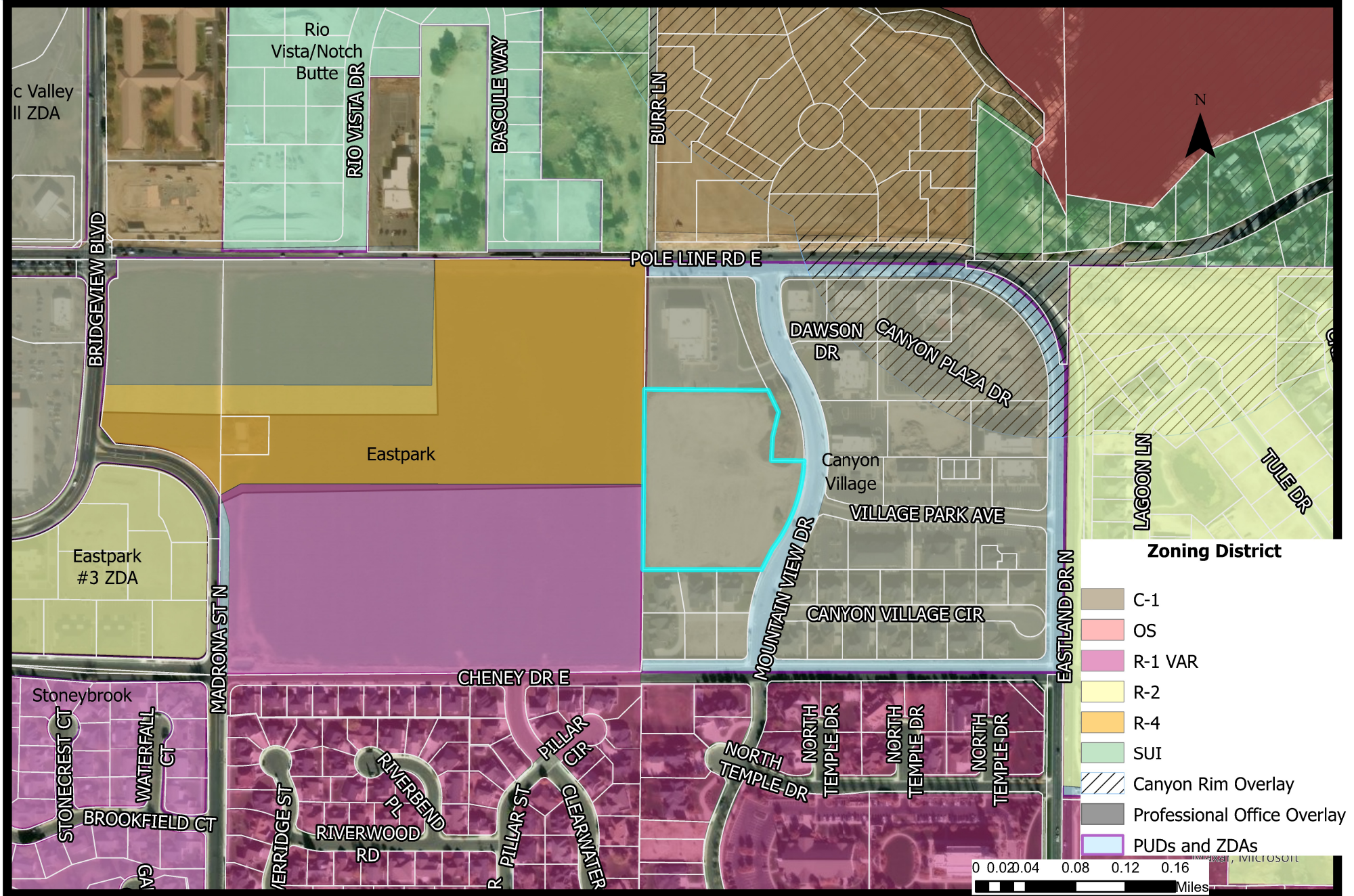
Attachments:

1. PZ25-0102 Vicinity Map
2. PZ25-0102 Zoning Map
3. PZ25-0102 FLU Map
4. Cattail Subdivision - FP Rev Exhibit 7-29-25

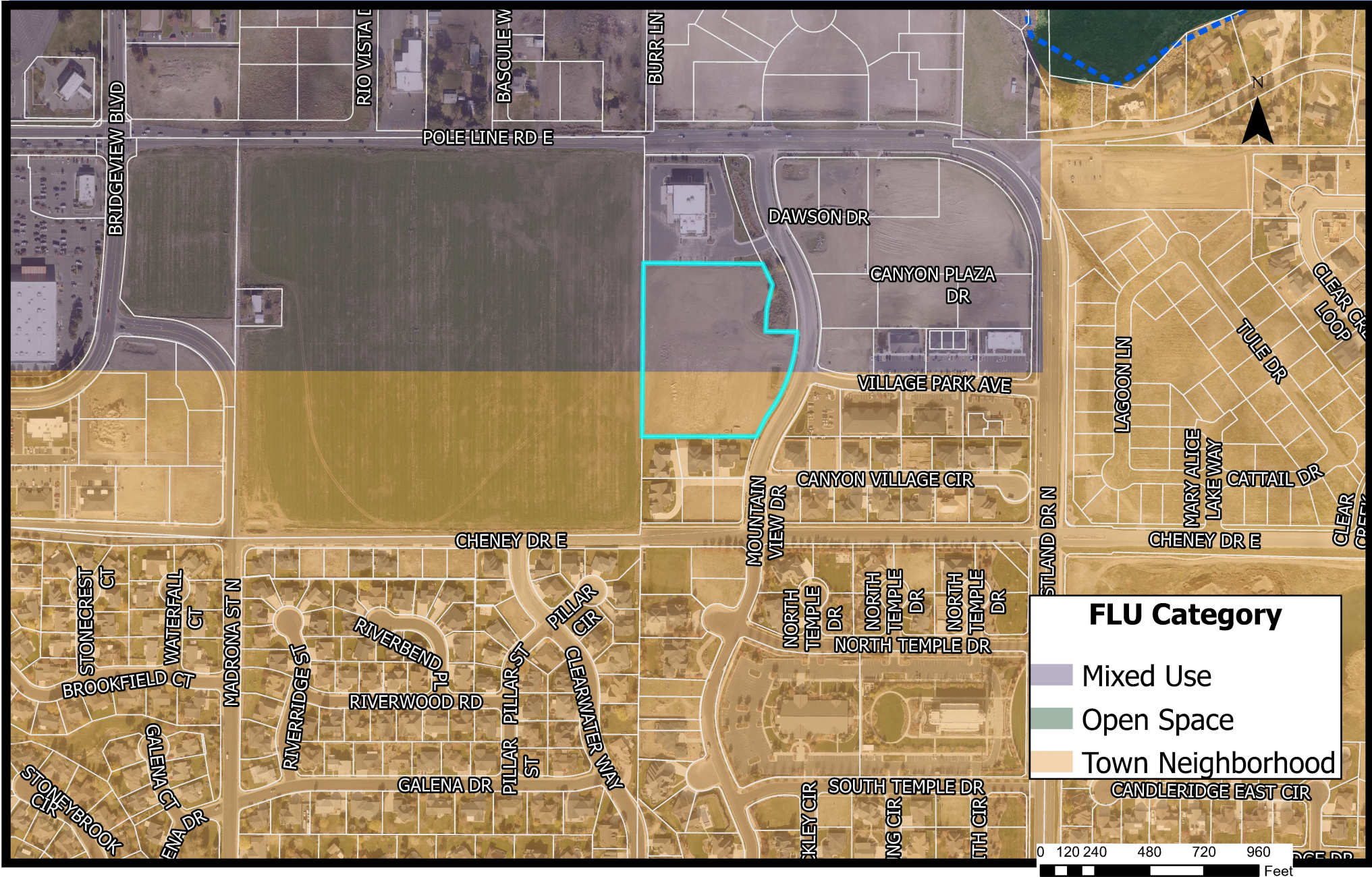
VICINITY MAP



Zoning Map



FLU Map





P.O. Box 1907

203 Main Avenue East

Twin Falls, Idaho 83303-1907

Fax: (208) 736-2293

ENGINEERING

208-735-7248

ENGINEERING MEMORANDUM

To: William Klaver, Senior Planner

From: Kristi Fehringer, Engineering Development Coordinator

Date: 7/29/2025

Re: Final Plat – **Cattail Subdivision** – Application # 25-

The Engineering Department has reviewed the Final Plat for the Cattail Subdivision. The following review items shall be addressed prior to signatures on the Final Plat by the City of Twin Falls. This Conditional Approval is contingent on compliance with all applicable City Standards.

1. If this temporary retention easement is to become a permanent easement, please add additional verbiage for clarity. Also, please provide a tie to the boundary. It cannot be drawn without additional labels.
2. Please add a space between Cattail and Subdivision.
3. Please remove the words “a PUD” from the name of the subdivision.
4. The approved construction plans indicate this as a 25’ access & utility easement. Please revise.
5. Please add an additional note indicating Lots 5 & 6 shall not have direct access to Mountain View Drive.

If you have any questions, please contact Kristi Fehringer at 735-7332 or email at kfehringer@tfid.org

Sincerely,

Kristi Fehringer, Engineering Development Coordinator

Cc: David Thibault, PE, EHM Engineers, dthibault@ehminc.com
Troy Vitek, PE, City of Twin Falls, tvitek@tfid.org
Jonathan Spendlove, P&Z Director, jspendlove@tfid.org

CERTIFICATE OF OWNERS

THIS IS TO CERTIFY THAT THE UNDERSIGNED IS THE OWNER OR REPRESENTATIVE OF THE OWNERS IN FEE SIMPLE OF THE FOLLOWING DESCRIBED PROPERTY, BEING A PORTION OF LOT 2, BLOCK 1, AS SHOWN ON THAT CERTAIN MAP ENTITLED "CANYON VILLAGE SUBDIVISION, A PUD", RECORDED MARCH 23, 2015, AS INSTRUMENT NO. 2015-004311, IN THE OFFICE OF THE COUNTY RECORDER OF TWIN FALLS COUNTY, SAID MAP BEING A PORTION OF GOVERNMENT LOT 1, SECTION 3, TOWNSHIP 10 SOUTH, RANGE 17 EAST, BOISE MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 3, SAID CORNER BEARS NORTH 89°41'46" WEST 2644.02 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 3;
THENCE, ALONG THE NORTH BOUNDARY OF SAID GOVERNMENT LOT 3, SOUTH 89°41'46" EAST 1322.01 FEET TO THE NORTHWEST CORNER OF SAID MAP;
THENCE, ALONG THE WEST BOUNDARY OF SAID MAP, SOUTH 00°50'42" WEST 408.00 FEET TO THE REAL POINT OF BEGINNING;
THENCE, ALONG THE BOUNDARY OF SAID LOT 2, SOUTH 89°09'18" EAST 386.66 FEET;
THENCE, CONTINUING ALONG SAID BOUNDARY, SOUTH 25°03'59" EAST 75.40 FEET;
THENCE, CONTINUING ALONG SAID BOUNDARY, SOUTH 13°51'12" WEST 79.43 FEET;
THENCE, CONTINUING ALONG SAID BOUNDARY, SOUTH 03°06'30" WEST 73.74 FEET;
THENCE, CONTINUING ALONG SAID BOUNDARY, SOUTH 89°09'08" EAST 102.10 FEET;
THENCE, CONTINUING ALONG SAID BOUNDARY, ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 461.00 FEET, THROUGH A CENTRAL ANGLE OF 32°30'53", AN ARC DISTANCE OF 261.61 FEET AND A LONG CHORD THAT BEARS SOUTH 18°32'32" WEST 258.12 FEET;
THENCE, CONTINUING ALONG SAID BOUNDARY, ALONG THE ARC OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 546.62 FEET, THROUGH A CENTRAL ANGLE OF 11°15'43", AN ARC DISTANCE 107.44 FEET AND A LONG CHORD THAT BEARS SOUTH 29°10'07" WEST 107.27 FEET TO THE NORTHEAST CORNER OF BLOCK 1 AS SHOWN ON THAT CERTAIN MAP ENTITLED "CANYON VILLAGE SUBDIVISION NO. 2, A PUD", RECORDED AUGUST 19, 2016, AS INSTRUMENT NO. 2016-014585, IN SAID OFFICE OF THE COUNTY RECORDER OF TWIN FALLS COUNTY;
THENCE, ALONG THE NORTH BOUNDARY OF SAID BLOCK 1, NORTH 89°43'51" WEST 371.57 FEET TO A POINT ON THE WEST BOUNDARY OF SAID LOT 2;
THENCE, ALONG SAID WEST BOUNDARY, NORTH 00°50'42" EAST 562.96 FEET TO SAID REAL POINT OF BEGINNING.

THE GROSS AREA CONTAINED IN THIS PLATTED LAND AS DESCRIBED IS 5.59 ACRES.

IT IS THE INTENTION OF THE UNDERSIGNED TO HEREBY INCLUDE SAID LAND IN THIS PLAT. THE EASEMENTS INDICATED ON THIS PLAT ARE NOT DEDICATED TO THE PUBLIC, BUT THE RIGHTS TO USE SAID EASEMENTS ARE HEREBY PERPETUALLY RESERVED FOR PUBLIC UTILITIES AND SUCH OTHER USES DESIGNATED ON THIS PLAT.

PURSUANT TO IDAHO CODE 50-1334, I, THE UNDERSIGNED, AS OWNER, DO HEREBY STATE THAT THE LOTS ON THIS PLAT ARE ELIGIBLE TO RECEIVE WATER SERVICE FROM THE CITY OF TWIN FALLS MUNICIPAL WATER SYSTEM.

PURSUANT TO IDAHO CODE 31-3805, I, THE UNDERSIGNED, AS OWNER, DO HEREBY STATE THAT THE IRRIGATION WATER RIGHTS APPURTENANT AND THE ASSESSMENT OBLIGATION OF THE LANDS IN THIS PLAT HAVE NOT BEEN TRANSFERRED FROM SAID LANDS AND THAT A SATISFACTORY IRRIGATION WATER DELIVERY SYSTEM IS PROVIDED FOR AND HAS BEEN APPROVED BY THE TWIN FALLS CITY COUNCIL. LOTS WITHIN THE SUBDIVISION WILL BE ENTITLED TO WATER RIGHTS AND WILL BE OBLIGATED FOR ASSESSMENTS FROM THE TWIN FALLS CANAL COMPANY.

NORTHEAST INVESTMENTS, LLC, AN IDAHO LIMITED LIABILITY COMPANY

BY: G. KENT TAYLOR, GENERAL PARTNER OF GORDO INVESTMENTS, LP, MEMBER

ACKNOWLEDGMENT

STATE OF IDAHO)
COUNTY OF TWIN FALLS) ss

ON THIS DAY OF , 2025, AT M., BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED G. KENT TAYLOR, KNOWN OR IDENTIFIED TO ME TO BE A MEMBER OF NORTHEAST INVESTMENTS, LLC, THE LIMITED LIABILITY COMPANY THAT EXECUTED THIS CERTIFICATE OR THE PERSON WHO EXECUTED THE CERTIFICATE ON BEHALF OF SAID LIMITED LIABILITY COMPANY, AND ACKNOWLEDGED TO ME THAT SUCH LIMITED LIABILITY COMPANY 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.

NOTARY PUBLIC

RESIDING AT

COMMISSION EXPIRES



CERTIFICATE OF SURVEYOR

THIS IS TO CERTIFY THAT I, CHRISTOPHER S. HARMISON, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF IDAHO, MADE THE SURVEY OF THE LAND DESCRIBED IN THE CERTIFICATE OF OWNER AND THAT THIS PLAT IS A TRUE AND ACCURATE REPRESENTATION OF SAID SURVEY AS MADE AND STAKED UNDER MY SUPERVISION AND ACCURATELY REPRESENTS THE POINTS PLATTED THEREON, AND IS IN CONFORMITY WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND SURVEYS.



APPROVAL OF CITY COUNCIL

THIS PLAT WAS ACCEPTED AND APPROVED BY THE CITY COUNCIL OF TWIN FALLS, IDAHO AT THEIR MEETING ON THIS DAY OF , 20.

MAYOR CITY CLERK

APPROVAL OF CITY ENGINEER

I HAVE REVIEWED THE ACCOMPANYING PLAT AND HEREBY CERTIFY THAT IT CONFORMS WITH THE APPLICABLE ORDINANCES OF THE CITY OF TWIN FALLS, IDAHO.

CITY ENGINEER ATTEST

COUNTY SURVEYOR'S CERTIFICATE

I, THE UNDERSIGNED, PROFESSIONAL LAND SURVEYOR FOR TWIN FALLS COUNTY, IDAHO, DO HEREBY CERTIFY THAT I HAVE CHECKED THIS PLAT AND THAT IT COMPLIES WITH THE STATE OF IDAHO CODE RELATED TO PLATS AND SURVEYS.

GEORGE A. YERION PLS# DATE
PROFESSIONAL LAND SURVEYOR

ACKNOWLEDGMENT

STATE OF)
COUNTY OF) ss

ON THIS DAY OF , 2025, AT M., BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED GEORGE A. YERION, PERSONALLY KNOWN OR IDENTIFIED TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE CERTIFICATE AND ACKNOWLEDGED TO ME THAT HE 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.

NOTARY PUBLIC

RESIDING AT

COMMISSION EXPIRES

COUNTY TREASURER'S CERTIFICATE

I, , COUNTY TREASURER IN AND FOR THE COUNTY OF TWIN FALLS, IDAHO PER THE REQUIREMENTS OF IDAHO CODE 50-1308, DO HEREBY CERTIFY THAT ALL COUNTY PROPERTY TAXES DUE FOR THE PROPERTY INCLUDED IN THIS PLAT HAVE BEEN PAID IN FULL. THIS CERTIFICATION IS VALID FOR THE NEXT THIRTY DAYS ONLY.

COUNTY TREASURER DATE

COUNTY RECORDER'S CERTIFICATE

INSTRUMENT NO.

STATE OF IDAHO)
COUNTY OF TWIN FALLS) ss

ON THIS DAY OF , 2025, AT M., THE FOREGOING PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE RECORDER OF TWIN FALLS COUNTY, IDAHO AND DULY RECORDED IN PLAT BOOK , ON PAGE .

DEPUTY EX-OFFICIO RECORDER



Council Agenda Information

Review

Approval Process:

Consent of the City Council. This event does meet the requirements for a Special Event Permit as outlined in City Code 3-6-2

- (A) Is expected to draw five hundred (500) or more persons at any session as participants or spectators and is proposed to be held at a park;
- (B) Impacts city streets, sidewalks, parks and common areas, or city resources;
- (C) Unless otherwise permitted to do so, propose to sell or serve alcohol publicly; or
- (D) Intends to broadcast amplified sound or generate unusual noise.

Streets



Streets Recommends *

- ☒ Permit this application as is.
- ☐ Permit this application with the following conditions/comments.
- ☐ Reject this application for the following reasons.

Comments, requests and requirements from Streets *

Engineering



Engineering Recommends *

- ☒ Permit this application as is.
- ☐ Permit this application with the following conditions/comments.
- ☐ Reject this application for the following reasons.

Comments, requests and requirements from Engineering *

Planning and Zoning



Planning and Zoning Recommends *

- ☒ Permit this application as is.
- ☐ Permit this application with the following conditions/comments.
- ☐ Reject this application for the following reasons.

Comments, requests and requirements from Planning and Zoning *

Electrical



Electrical Recommends *

- ☒ Permit this application as is.
- ☐ Permit this application with the following conditions/comments.
- ☐ Reject this application for the following reasons.

Comments, requests and requirements from Electrical *

Police



Police Recommends *

- ☒ Permit this application as is.
- ☐ Permit this application with the following conditions/comments.
- ☐ Reject this application for the following reasons.

Comments, requests and requirements from Police *

Fire



Fire Recommends *

- ☒ Permit this application as is.
- ☐ Permit this application with the following conditions/comments.
- ☐ Reject this application for the following reasons.

Comments, requests and requirements from Fire *

Parks



Parks Recommends *

- ☐ Permit this application as is.
- ☐ Permit this application with the following conditions/comments.
- ☐ Reject this application for the following reasons.

Comments, requests and requirements from Parks *

Event Coordinator

Charges/Fees

Row	Description	Cost	Quantity
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1	Application Fee	\$25.00	1
0	Event Permit Application Fee	\$0.00	0

Total Due*

\$25.00

Special Event Departments*

Which departments should be asked to review this application?

- ☒ Streets
 ☒ Engineering
 ☒ Planning and Zoning
- ☒ Electrical
 ☒ Police
 ☒ Fire

Reviewer Name*

Stacy McClintock

Initial Questions

Will you be using a Park Facility (City Pool and Ballfields included), City Trail, or Downtown Commons/Main Street?*

☒ Yes ☐ No

Type of Event*

Please select all that apply

- ☐ Car Show
 ☐ Carnival/Fair
 ☐ Dance
- ☐ Concert/Performance
 ☐ Exhibits/Miscellaneous
 ☐ Festival
- ☐ Parade
 ☐ Picnic/Family Gathering
 ☐ Pool Reservation
- ☒ Run/Walk/Race
 ☐ Special Attraction
 ☐ Street Fair
- ☐ Tournament (Sport Field/Court)
 ☐ Other

Estimated Number of Attendees*

500

50+ requires permission
250+ requires waste plan
500+ is a special event

Will there be amplified or unusual sound at your event?*

☐ Yes ☒ No

Will your event impact or require any street closure?*

☒ Yes ☐ No

Will alcohol be sold or served publicly at your event?*

☐ Yes ☒ No

Will there be tents, canopies, or other temporary structures? (includes inflatables)*

☒ Yes ☐ No

Provide a description of tents or structures.

No water features allowed. Tent stakes must be less than 12". Fire inspection may be required.

If an inflatable is used it will only be a finish line arch. If a canopy is used it will be for a snack/food table for the participants.

Will there be vendors selling goods or services at this event (including lessons or paid activities)? *

☐ Yes ☒ No

Will you be driving vehicles into the park or parking on the grass or in the park? *

☐ Yes ☒ No

Will your event require access to or use of the park after hours? (before 6am or after 11pm) *

☐ Yes ☒ No

Will you be camping overnight in any park facility? *

☐ Yes ☒ No

Will you be operating any type of motorized vehicle on any of the trail system? *

☐ Yes ☒ No

Will you be riding bicycles on any area of the park other than a paved road or trail designated for that purpose? *

☐ Yes ☒ No

Will bicycles or vehicles operate at a rate of speed exceeding fifteen (15) miles per hour? *

☐ Yes ☒ No

Will you have horses or other animals at the event? (other than dogs) *

☐ Yes ☒ No

Will there be hot air balloon(s)? *

☐ Yes ☒ No

Do you plan to scuba dive in designated swim area at Dierkes Lake? *

☐ Yes ☒ No

Will you need to park any vehicles or equipment 1 ½ ton capacity or more in any park parking lots? *

☐ Yes ☒ No

Will you require power? (There may an additional fee for power) *

☐ Yes ☒ No

Contact Information

Event Organizer

First Name *

Joy

Last Name *

Barsotti

Onsite Contact

First Name *

Denise

Last Name *

Alexander

Event Information

Event Name *

Falls 2 Falls

Event Location (Park or Facility Requested)

Dierkes Lake Park

Is this event indoors or outdoors? *

- ☐ Indoors
- ☒ Outdoors

Event Reoccurrence

- ☐ One Time Event
- ☐ Recurring over several weeks/months

Event Description *

Run and walk race. 5k and HM (half marathon) distance participants will park and start at the River Christian Church. 10k will park at Dierkes Lake and start at Idaho Power Park. All racers will finish at Dierkes Lake Park. Shuttle buses will be used for 10k to reach their start line and for 5k and HM to return to church parking after the event.

We will provide garbage cans and carry out all generated trash. We will provide additional porta potties at Dierkes Lake Park (as well as start lines). Food provided will be pre-made and pre-packaged. No electricity will be needed for food purposes. The timing company will provide their own electricity with gas generators.

Road closure will be on Falls between 3300 E and 3500 E and a single lane closure for racers will be on 3300 E from the top of the grade to Dierkes Lake Park.

[Canyon Rim](#) [City Park](#) [Downtown Commons](#) [Sunway Soccer Park](#)
[Shoshone Falls](#) [Dierkes](#) [Harmon Park](#) [Thomsen Park](#) [Oregon Trail](#)

Download this provided template and add your layout. Upload your completed layout below.

Event Map *

Dierkes.pdf

1.19MB

Set-up Time Start *

09/27/2025 06:00:00 AM

Set-up Time End *

09/27/2025 07:00:00 AM

Event Time Start *

09/27/2025 07:30:00 AM

Event Time End *

09/27/2025 12:30:00 PM

Take Down Time Start*

09/27/2025 01:00:00 PM

Take Down Time End*

09/27/2025 01:30:00 PM

Important, PLEASE READ: Full payment of all fees, map of event layout and liability insurance (if applicable) must accompany this completed application in order to request a reservation. Complete reservation requests are processed in the order in which they are received with annual events (3 years or more) given first consideration.

Parking Plan

Parking Plan*

Parking for typically more than half the participants will be offsite (River Christian Fellowship Church parking lot). Only some volunteers and 10k participants will be using the Dierkes Lake parking lot. This parking plan has worked well in the past.

Parking Plan Map

Permits, Licenses and Agreements

Will goods, services, food, or beverages be sold? *

☐ Yes ☒ No

Will you have keg beer at your event? *

☐ Yes ☒ No

Will your event utilize signs, banners, flags, etc.? *

☐ Yes ☒ No

Definitions



*A "banner sign" is a temporary sign having characters, letters, or illustrations applied to plastic, cloth, canvas, or other similar material, with the only purpose of such nonrigid material being for background.

*A "sandwich board sign" is a temporary sign that is generally constructed in such a manner as to form an "A" like shape or is constructed with a base and single upward sign face, forming an upside down "T" but not permanently attached to the ground.

- Sandwich board signs are allowed within multi-tenant developments. Only 1 allowed per business.
- Sandwich board signs shall be located not more than ten feet (10') from the door of the business.

*A Community Event Sign announces a campaign, drive activity or celebration of a civic, political, public, philanthropic, religious or educational organization for noncommercial purposes. Community Event signs are allowed off premise but permission from the owner of the property where the sign will be located is required prior to issuance of a permit. Please provide a list of the locations of where any off premise signs will be located.

*May not be larger than 64 sq. ft. in size with a maximum height not to exceed 10 ft.

*An "inflatable sign" is a temporary ground mounted sign that is manufactured of plastic, cloth, canvas, or other light fabric, inflated with air and held upright, typically by mechanical means.

*The minimum setback from the road right of way shall be one and one-half (1-1/2) times the height of the sign.

Will your event generate any type of waste? *

☒ Yes ☐ No

Is this an ongoing or seasonal request? *

☒ Yes ☐ No

Agreement, insurance, and fees may apply

Will your event include pyrotechnics or fireworks? *

☐ Yes ☒ No

Notification

Event organizers are required to notify any nearby property owners who may be impacted by the holding of their special event. This notification must be made in writing and be given to said property owners no less than fourteen (14) days prior to the planned event. The special event permit will not be issued unless this requirement has been met. The written notice must include the following information:

- Date and time of special event
- Location of the event
- Additional areas affected by the event
- Type of event
- Planned road or parking lot closures
- Noise considerations (loud music, etc.)
- Estimated number of attendees

Notification Acknowledgement *

☒ I have read and understand this requirement

Insurance

It is the responsibility of the special event organizer(s) to secure and provide a **COMMERCIAL GENERAL LIABILITY** insurance policy that covers the planned special event. This policy must provide coverage of no less than \$500,000 combined single limit per occurrence. This insurance policy must include a rider for alcohol if it is to be sold, provided or consumed. Insurance requirements may be increased upon demand of the Twin Falls City Attorney, Twin Falls City Risk Manager and/or other local government entities with jurisdiction.

Each policy shall be written as a primary policy, not contributing to, or in excess of, any coverage which the City may carry. A certificate of Insurance naming the City of Twin Falls as additionally insured and as the certificate holder must be provided with this application. Failure to provide insurance coverage will immediately terminate special event application or approval.

Insurance Documents

Security

As an event organizer, you are required to provide a safe and secure environment for your event. This is accomplished through pre-planning and anticipation of problems or concerns related to event activities.

Most major events require the services of approved security (either paid professional security or a law enforcement agency). The Special Events Coordinator/Sergeant will evaluate each event application and determine the necessity of and type of security. Police Officers may be required depending on the scope of event.

The organizer may also be required to provide additional services (lost child booth, trained medical personnel, etc.) at the discretion of the Special Events Coordinator.

Waste Plan

As an event organizer, you are responsible for the waste generated by your participants, spectators and vendors, as well as the costs associated with proper disposal.

Discarded Materials *

List what materials from your event will be discarded by vendors and attendees (i.e. cardboard, plastic bags, food waste, Styrofoam, plastic bottles, aluminum cans etc.):

Cardboard boxes and food wrapper waste will be collected and removed during cleanup following the event.

Have you arranged for portable toilets? *

☐ Yes ☒ No

Have you contracted for additional trash receptacles and/or dumpsters? *

☐ Yes ☒ No

Contact person in charge of waste. *

Joy Barsotti

Phone number of contact

208-544-0038

Number of staff assisting in removal.

10

Any cleanup required by City Personnel following an event will be at the expense of the event organizers.

Restrictions and Signature

Please be aware of the following restrictions:

- Fires are allowed in fireplaces or grills only.
- Dogs must be on leash in parks, with the exception of Baxter Dog Park.
- Dogs are prohibited in the grassy park area of Dierkes Lake Park.
- Alcohol is prohibited at Dierkes Lake Park, Sunway Soccer Fields, First Federal Park & St Luke's Shelter, Oregon Trail Youth Complex, and Sawtooth Softball Fields. Water slides, inflatable water features and dunk tanks are prohibited.
- Hours for amplified music are Mon—Fri 11am-9pm, Sat 8am-9:30pm, Sunday 12:15pm-8pm.

The following are prohibited in parks and on trails:

- Glass containers
- Soliciting
- Loitering and Boisterousness

- Discharging of fireworks and explosives
- Possessing intoxicating beverages where prohibited or be under the influence in any public space
- Throwing objects other than in designated areas
- Climbing trees
- Damaging, cutting, removing, or attaching anything to any trees or plants
- Digging or disturbing grass or natural landscape
- Walking or standing on monuments, fountains, railings, fences, or other features not designed for such use
- Disfiguring or removing any buildings or park amenities
- Endangering the safety of others
- Preventing any person from using any park or its facilities
- Violating park curfew of 11pm
- Hunting, trapping, or pursuing wildlife
- Polluting waters of any kind in parks
- Dumping or depositing trash other than in proper receptacles

1. The prior named Applicant/Organization, in consideration of its use of Twin Falls Parks and Recreation facilities, agrees to release, indemnify and defend the City of Twin Falls, and its agents, employees and representative, from any and all claims, demands or lawsuits arising out of the Applicant's/Organization's use of said facilities.
2. Groups, individuals and applicants further agree that they have received the City's policies, rules and regulations governing use of said facility and agree to be bound by the same.
3. Effect Of A Permit: A Twin Falls park permittee shall be bound by all park rules and regulations and all applicable ordinances as fully as though the same were inserted in said permit. The person or persons to whom a permit is issued shall be liable for any loss, damage or injuries sustained by any person or property by reason of the negligence of the person or persons to whom such permit shall have been issued. The director, or a duly authorized representative, shall have the authority to revoke a permit upon finding of violation of any rule or ordinance, or upon good cause. (Ord. 2735, 9-16-2002)

****Based on the details of your event, a parks use permit might be issued. By signing below, I agree that this permit may be revoked for reasons outlined above. I further agree that this permit will be revoked if it conflicts with any lawful order issued by a Federal, State, or local government agency, including orders issued in response to the COVID-19 pandemic.**

By signing this application, I certify that the information contained in the foregoing application is true and correct to the best of my knowledge. I understand that this application is made subject to the rules and regulations established by the Twin Falls City Council. I further agree to abide by these rules, and further certify that I, on behalf of the Host Organization, am authorized to commit that organization, and therefore agree to be financially responsible for any costs and fees that may be uncured by, or on behalf of, the Special Event to the City of Twin Falls.

Signature *

Joy Barsotti

Name *

Joy Barsotti

Date *

02/04/2025

Dierkes Lake Park



North Shelter



South Shelter



Restrooms



Playground



Volleyball



Council Agenda Information

Review

Approval Process:

Consent of the City Council. This event does meet the requirements for a Special Event Permit as outlined in City Code 3-6-2

- (A) Is expected to draw five hundred (500) or more persons at any session as participants or spectators and is proposed to be held at a park;
- (B) Impacts city streets, sidewalks, parks and common areas, or city resources;
- (C) Unless otherwise permitted to do so, propose to sell or serve alcohol publicly; or
- (D) Intends to broadcast amplified sound or generate unusual noise.

Streets

Streets Recommends *

- ☐ Permit this application as is.
- ☐ Permit this application with the following conditions/comments.
- ☐ Reject this application for the following reasons.

Comments, requests and requirements from Streets *

Engineering

Engineering Recommends *

- ☒ Permit this application as is.
- ☐ Permit this application with the following conditions/comments.
- ☐ Reject this application for the following reasons.

Comments, requests and requirements from Engineering *

Planning and Zoning

Planning and Zoning Recommends *

- ☒ Permit this application as is.
- ☐ Permit this application with the following conditions/comments.
- ☐ Reject this application for the following reasons.

Comments, requests and requirements from Planning and Zoning *

Electrical



Electrical Recommends *

- ☒ Permit this application as is.
- ☐ Permit this application with the following conditions/comments.
- ☐ Reject this application for the following reasons.

Comments, requests and requirements from Electrical *

Police



Police Recommends *

- ☒ Permit this application as is.
- ☐ Permit this application with the following conditions/comments.
- ☐ Reject this application for the following reasons.

Comments, requests and requirements from Police *

Fire



Fire Recommends *

- ☒ Permit this application as is.
- ☐ Permit this application with the following conditions/comments.
- ☐ Reject this application for the following reasons.

Comments, requests and requirements from Fire *

Parks



Parks Recommends *

- ☐ Permit this application as is.
- ☐ Permit this application with the following conditions/comments.
- ☐ Reject this application for the following reasons.

Comments, requests and requirements from Parks *

Event Coordinator

Charges/Fees

Row	Description	Cost	Quantity
-----	-------------	------	----------

1	Application Fee	\$25.00	1
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Total Due *

\$25.00

Special Event Departments *

Which departments should be asked to review this application?

- ☐ Streets
 ☒ Engineering
 ☒ Planning and Zoning
- ☒ Electrical
 ☒ Police
 ☒ Fire
- ☒ Parks

Reviewer Name *

Mable Shurtleff

Initial Questions

Will you be using a Park Facility (City Pool and Ballfields included), City Trail, or Downtown Commons/Main Street? *

- ☒ Yes
 ☐ No

Type of Event *

Please select all that apply

- ☐ Car Show
 ☐ Carnival/Fair
 ☐ Dance
- ☐ Concert/Performance
 ☐ Exhibits/Miscellaneous
 ☐ Festival
- ☐ Parade
 ☐ Picnic/Family Gathering
 ☐ Pool Reservation
- ☐ Run/Walk/Race
 ☐ Special Attraction
 ☐ Street Fair
- ☐ Tournament (Sport Field/Court)
 ☒ Other
- ☐ City ERC lunch

Estimated Number of Attendees *

85

50+ requires permission
 250+ requires waste plan
 500+ is a special event

Will there be amplified or unusual sound at your event? *

- ☒ Yes
 ☐ No

Will your event impact or require any street closure? *

- ☐ Yes
 ☒ No

Will alcohol be sold or served publicly at your event? *

- ☐ Yes
 ☒ No

Will there be tents, canopies, or other temporary structures? (includes inflatables) *

- ☐ Yes
 ☒ No

Will there be vendors selling goods or services at this event (including lessons or paid activities)? *

☐ Yes ☒ No

Will you be driving vehicles into the park or parking on the grass or in the park? *

☐ Yes ☒ No

Will your event require access to or use of the park after hours? (before 6am or after 11pm) *

☐ Yes ☒ No

Will you be camping overnight in any park facility? *

☐ Yes ☒ No

Will you be operating any type of motorized vehicle on any of the trail system? *

☐ Yes ☒ No

Will you be riding bicycles on any area of the park other than a paved road or trail designated for that purpose? *

☐ Yes ☒ No

Will bicycles or vehicles operate at a rate of speed exceeding fifteen (15) miles per hour? *

☐ Yes ☒ No

Will you have horses or other animals at the event? (other than dogs) *

☐ Yes ☒ No

Will there be hot air balloon(s)? *

☐ Yes ☒ No

Do you plan to scuba dive in designated swim area at Dierkes Lake? *

☐ Yes ☒ No

Will you need to park any vehicles or equipment 1 ½ ton capacity or more in any park parking lots? *

☐ Yes ☒ No

Will you require power? (There may an additional fee for power) *

☒ Yes ☐ No

Contact Information

Event Organizer

First Name *

Kelli

Last Name *

Ebersole

Onsite Contact

First Name *

Kelli

Last Name *

Ebersole

Event Information

Event Name *

ERC Lunch

Event Location (Park or Facility Requested)

City Park bandshell

Is this event indoors or outdoors? *

☐ Indoors

☒ Outdoors

Event Reoccurrence

☒ One Time Event

☐ Recurring over several weeks/months

Event Description *

We have a lot of nominations to recognize in September and a lunch at City Park is a great way to celebrate staff on a city property. Lunch from 12-1. Set up and take down done by the ERC committee.

We will need the PA system to read nominations.

[Canyon Rim](#) [City Park](#) [Downtown Commons](#) [Sunway Soccer Park](#)
[Shoshone Falls](#) [Dierkes](#) [Harmon Park](#) [Thomsen Park](#) [Oregon Trail](#)

Download this provided template and add your layout. Upload your completed layout below.

Event Map *

CityPark map.pdf

2.23MB

Set-up Time Start *

09/04/2025 10:30:00 AM

Set-up Time End *

09/04/2025 12:00:00 PM

Event Time Start *

09/04/2025 12:00:00 PM

Event Time End *

09/04/2025 01:00:00 PM

Take Down Time Start *

09/04/2025 01:00:00 PM

Take Down Time End *

09/04/2025 02:00:00 PM

Important, PLEASE READ: Full payment of all fees, map of event layout and liability insurance (if applicable) must accompany this completed application in order to request a reservation. Complete reservation requests are processed in the order in which they are received with annual events (3 years or more) given first consideration.

Permits, Licenses and Agreements

Will goods, services, food, or beverages be sold? *

☐ Yes ☒ No

Will you have keg beer at your event? *

☐ Yes ☒ No

Will your event utilize signs, banners, flags, etc.? *

☐ Yes ☒ No

Definitions



*A "banner sign" is a temporary sign having characters, letters, or illustrations applied to plastic, cloth, canvas, or other similar material, with the only purpose of such nonrigid material being for background.

*A "sandwich board sign" is a temporary sign that is generally constructed in such a manner as to form an "A" like shape or is constructed with a base and single upward sign face, forming an upside down "T" but not permanently attached to the ground.

- Sandwich board signs are allowed within multi-tenant developments. Only 1 allowed per business.
- Sandwich board signs shall be located not more than ten feet (10') from the door of the business.

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*The minimum setback from the road right of way shall be one and one-half (1-1/2) times the height of the sign.

Will your event generate any type of waste? *

☒ Yes ☐ No

Is this an ongoing or seasonal request? *

☐ Yes ☒ No

Will your event include pyrotechnics or fireworks? *

☐ Yes ☒ No

Notification

Event organizers are required to notify any nearby property owners who may be impacted by the holding of their special event. This notification must be made in writing and be given to said property owners no less than fourteen (14) days prior to the planned event. The special event permit will not be issued unless this requirement has been met. The written notice must include the following information:

- Date and time of special event
- Location of the event
- Additional areas affected by the event

- Type of event
- Planned road or parking lot closures
- Noise considerations (loud music, etc.)
- Estimated number of attendees

Notification Acknowledgement *

☒ I have read and understand this requirement

Insurance

It is the responsibility of the special event organizer(s) to secure and provide a **COMMERCIAL GENERAL LIABILITY** insurance policy that covers the planned special event. This policy must provide coverage of no less than \$500,000 combined single limit per occurrence. This insurance policy must include a rider for alcohol if it is to be sold, provided or consumed. Insurance requirements may be increased upon demand of the Twin Falls City Attorney, Twin Falls City Risk Manager and/or other local government entities with jurisdiction.

Each policy shall be written as a primary policy, not contributing to, or in excess of, any coverage which the City may carry. A certificate of Insurance naming the City of Twin Falls as additionally insured and as the certificate holder must be provided with this application. Failure to provide insurance coverage will immediately terminate special event application or approval.

Insurance Documents

Security

As an event organizer, you are required to provide a safe and secure environment for your event. This is accomplished through pre-planning and anticipation of problems or concerns related to event activities.

Most major events require the services of approved security (either paid professional security or a law enforcement agency). The Special Events Coordinator/Sergeant will evaluate each event application and determine the necessity of and type of security. Police Officers may be required depending on the scope of event.

The organizer may also be required to provide additional services (lost child booth, trained medical personnel, etc.) at the discretion of the Special Events Coordinator.

Restrictions and Signature

Please be aware of the following restrictions:

- Fires are allowed in fireplaces or grills only.
- Dogs must be on leash in parks, with the exception of Baxter Dog Park.
- Dogs are prohibited in the grassy park area of Dierkes Lake Park.
- Alcohol is prohibited at Dierkes Lake Park, Sunway Soccer Fields, First Federal Park & St Luke's Shelter, Oregon Trail Youth Complex, and Sawtooth Softball Fields. Water slides, inflatable water features and dunk tanks are prohibited.
- Hours for amplified music are Mon—Fri 11am-9pm, Sat 8am-9:30pm, Sunday 12:15pm-8pm.

The following are prohibited in parks and on trails:

- Glass containers
- Soliciting
- Loitering and Boisterousness
- Discharging of fireworks and explosives
- Possessing intoxicating beverages where prohibited or be under the influence in any public space
- Throwing objects other than in designated areas
- Climbing trees
- Damaging, cutting, removing, or attaching anything to any trees or plants
- Digging or disturbing grass or natural landscape
- Walking or standing on monuments, fountains, railings, fences, or other features not designed for such use
- Disfiguring or removing any buildings or park amenities
- Endangering the safety of others
- Preventing any person from using any park or its facilities
- Violating park curfew of 11pm
- Hunting, trapping, or pursuing wildlife
- Polluting waters of any kind in parks
- Dumping or depositing trash other than in proper receptacles

1. The prior named Applicant/Organization, in consideration of its use of Twin Falls Parks and Recreation facilities, agrees to release, indemnify and defend the City of Twin Falls, and its agents, employees and representative, from any and all claims, demands or lawsuits arising out of the Applicant's/Organization's use of said facilities.
2. Groups, individuals and applicants further agree that they have received the City's policies, rules and regulations governing use of said facility and agree to be bound by the same.
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****Based on the details of your event, a parks use permit might be issued. By signing below, I agree that this permit may be revoked for reasons outlined above. I further agree that this permit will be revoked if it conflicts with any lawful order issued by a Federal, State, or local government agency, including orders issued in response to the COVID-19 pandemic.**

By signing this application, I certify that the information contained in the foregoing application is true and correct to the best of my knowledge. I understand that this application is made subject to the rules and regulations established by the Twin Falls City Council. I further agree to abide by these rules, and further certify that I, on behalf of the Host Organization, am authorized to commit that organization, and therefore agree to be financially responsible for any costs and fees that may be uncured by, or on behalf of, the Special Event to the City of Twin Falls.

Signature *



Name *

Kelli Ebersole

Date *

07/23/2025



Council Agenda Information

Review

Approval Process:

Consent of the City Council. This event does meet the requirements for a Special Event Permit as outlined in City Code 3-6-2

- (A) Is expected to draw five hundred (500) or more persons at any session as participants or spectators and is proposed to be held at a park;
- (B) Impacts city streets, sidewalks, parks and common areas, or city resources;
- (C) Unless otherwise permitted to do so, propose to sell or serve alcohol publicly; or
- (D) Intends to broadcast amplified sound or generate unusual noise.

Streets

Streets Recommends *

- ☒ Permit this application as is.
- ☐ Permit this application with the following conditions/comments.
- ☐ Reject this application for the following reasons.

Comments, requests and requirements from Streets *

Engineering

Engineering Recommends *

- ☒ Permit this application as is.
- ☐ Permit this application with the following conditions/comments.
- ☐ Reject this application for the following reasons.

Comments, requests and requirements from Engineering *

Planning and Zoning

Planning and Zoning Recommends *

- ☒ Permit this application as is.
- ☐ Permit this application with the following conditions/comments.
- ☐ Reject this application for the following reasons.

Comments, requests and requirements from Planning and Zoning *

Electrical



Electrical Recommends *

- ☒ Permit this application as is.
- ☐ Permit this application with the following conditions/comments.
- ☐ Reject this application for the following reasons.

Comments, requests and requirements from Electrical *

Police



Police Recommends *

- ☒ Permit this application as is.
- ☐ Permit this application with the following conditions/comments.
- ☐ Reject this application for the following reasons.

Comments, requests and requirements from Police *

Fire



Fire Recommends *

- ☒ Permit this application as is.
- ☐ Permit this application with the following conditions/comments.
- ☐ Reject this application for the following reasons.

Comments, requests and requirements from Fire *

Parks



Parks Recommends *

- ☐ Permit this application as is.
- ☒ Permit this application with the following conditions/comments.
- ☐ Reject this application for the following reasons.

Comments, requests and requirements from Parks *

Parks department has reviewed plan and wants clarification that vendors, music/stage and parking will not interfere with the Canyon Rim Trail. Parks Supervisor called event coordinator to get clarification, and they are aware of where vendors can be.

Event Coordinator

Charges/Fees

Row	Description	Cost	Quantity
1	Application Fee	\$25.00	1
2	Additional park fees will be assessed by the Parks Dept.	\$0.00	0

Total Due*

\$0.00

Special Event Departments*

Which departments should be asked to review this application?

- ☒ Streets
 ☒ Engineering
 ☒ Planning and Zoning
- ☒ Electrical
 ☒ Police
 ☒ Fire
- ☒ Parks

Reviewer Name*

Stacy McClintock

Initial Questions

Will you be using a Park Facility (City Pool and Ballfields included), City Trail, or Downtown Commons/Main Street?*

- ☒ Yes
 ☐ No

Type of Event*

Please select all that apply

- ☐ Car Show
 ☐ Carnival/Fair
 ☐ Dance
- ☒ Concert/Performance
 ☒ Exhibits/Miscellaneous
 ☐ Festival
- ☐ Parade
 ☐ Picnic/Family Gathering
 ☐ Pool Reservation
- ☐ Run/Walk/Race
 ☐ Special Attraction
 ☐ Street Fair
- ☐ Tournament (Sport Field/Court)
 ☐ Other

Estimated Number of Attendees*

750

50+ requires permission
250+ requires waste plan
500+ is a special event

Will there be amplified or unusual sound at your event?*

- ☒ Yes
 ☐ No

Will your event impact or require any street closure?*

- ☐ Yes
 ☒ No

Will alcohol be sold or served publicly at your event?*

- ☐ Yes
 ☒ No

Will there be tents, canopies, or other temporary structures? (includes inflatables)*

- ☒ Yes
 ☐ No

Provide a description of tents or structures.

No water features allowed. Tent stakes must be less than 12". Fire inspection may be required.

Pop up tents are used.

Will there be vendors selling goods or services at this event (including lessons or paid activities)? *

☒ Yes ☐ No

Will you be driving vehicles into the park or parking on the grass or in the park? *

☐ Yes ☒ No

Will your event require access to or use of the park after hours? (before 6am or after 11pm) *

☐ Yes ☒ No

Will you be camping overnight in any park facility? *

☐ Yes ☒ No

Will you be operating any type of motorized vehicle on any of the trail system? *

☐ Yes ☒ No

Will you be riding bicycles on any area of the park other than a paved road or trail designated for that purpose? *

☐ Yes ☒ No

Will bicycles or vehicles operate at a rate of speed exceeding fifteen (15) miles per hour? *

☐ Yes ☒ No

Will you have horses or other animals at the event? (other than dogs) *

☐ Yes ☒ No

Will there be hot air balloon(s)? *

☐ Yes ☒ No

Do you plan to scuba dive in designated swim area at Dierkes Lake? *

☐ Yes ☒ No

Will you need to park any vehicles or equipment 1 ½ ton capacity or more in any park parking lots? *

☐ Yes ☒ No

Will you require power? (There may an additional fee for power) *

☐ Yes ☒ No

Contact Information

Event Organizer

First Name *

Blake

Last Name *

Gardner

Onsite Contact

First Name *

Blake

Last Name *

Gardner

Event Information

Event Name *

Bands at the Bridge

Event Location (Park or Facility Requested)

TF Visitor Center (Perrine Bridge)

Is this event indoors or outdoors? *

☐ Indoors

☒ Outdoors

Event Reoccurrence

☐ One Time Event

☐ Recurring over several weeks/months

Event Description *

This will be the 6th Annual event held here. It is an evening of community Hope, Awareness and Resources shared with the community. We have an honoring of our 1st Responders, Military, Police and Fire, with an opening flag ceremony. Several community support organizations share their resources with the guests to help more support for the community.

Will work with the 9/11 memorial event. Has worked with them in the past. -3/25/25 slm

Canyon Rim City Park Downtown Commons Sunway Soccer Park
Shoshone Falls Dierkes Harmon Park Thomsen Park Oregon Trail

Download this provided template and add your layout. Upload your completed layout below.

Event Map *

2025 Bands at the Bridge Map.png

2.26MB

12 Vendors

-
-
-
-
-
-
-
-
-
-
-



- 1-Food Vendor
- 1-Drink Vendor
- 1-Dessert Vendor



Set-up Time Start *

09/10/2025 02:00:00 PM

Set-up Time End *

09/10/2025 05:00:00 PM

Event Time Start *

09/10/2025 06:00:00 PM

Event Time End *

09/10/2025 08:00:00 PM

Take Down Time Start *

09/10/2025 08:00:00 PM

Take Down Time End *

09/10/2025 10:00:00 PM

Important, PLEASE READ: Full payment of all fees, map of event layout and liability insurance (if applicable) must accompany this completed application in order to request a reservation. Complete reservation requests are processed in the order in which they are received with annual events (3 years or more) given first consideration.

Parking Plan

Parking Plan *

In previous years we have utilized out lining area shown in maps with the permission of the businesses nearby.

Parking Plan Map

Proposed Parking 2025-03-25.png

391.06KB



Permits, Licenses and Agreements

Will goods, services, food, or beverages be sold? *

☒ Yes ☐ No

- ✓ *Food Concession and Commercial Activity Permit will be required*
- ✓ *Handwashing stations may be required by Health Department*
- ✓ *Agreement and fees may be required*

Will you have keg beer at your event? *

☐ Yes ☒ No

Will your event utilize signs, banners, flags, etc.? *

☒ Yes ☐ No

Definitions

*A "banner sign" is a temporary sign having characters, letters, or illustrations applied to plastic, cloth, canvas, or other similar material, with the only purpose of such nonrigid material being for background.

*A "sandwich board sign" is a temporary sign that is generally constructed in such a manner as to form an "A" like shape or is constructed with a base and single upward sign face, forming an upside down "T" but not permanently attached to the ground.

- Sandwich board signs are allowed within multi-tenant developments. Only 1 allowed per business.
- Sandwich board signs shall be located not more than ten feet (10') from the door of the business.

*A Community Event Sign announces a campaign, drive activity or celebration of a civic, political, public, philanthropic, religious or educational organization for noncommercial purposes. Community Event signs are allowed off premise but permission from the owner of the property where the sign will be located is required prior to issuance of a permit. Please provide a list of the locations of where any off premise signs will be located.

*May not be larger than 64 sq. ft. in size with a maximum height not to exceed 10 ft.

*An "inflatable sign" is a temporary ground mounted sign that is manufactured of plastic, cloth, canvas, or other light fabric, inflated with air and held upright, typically by mechanical means.

*The minimum setback from the road right of way shall be one and one-half (1-1/2) times the height of the sign.

A sign permit may be required from the Planning and Zoning Department.

Will your event generate any type of waste? *

☐ Yes ☒ No

Is this an ongoing or seasonal request? *

☒ Yes ☐ No

Agreement, insurance, and fees may apply

Will your event include pyrotechnics or fireworks? *

☐ Yes ☒ No

Notification

Event organizers are required to notify any nearby property owners who may be impacted by the holding of their special event. This notification must be made in writing and be given to said property owners no less than fourteen (14) days prior to the planned event. The special event permit will not be issued unless this requirement has been met. The written notice must include the following information:

- Date and time of special event
- Location of the event
- Additional areas affected by the event
- Type of event
- Planned road or parking lot closures
- Noise considerations (loud music, etc.)
- Estimated number of attendees

Notification Acknowledgement *

☒ I have read and understand this requirement

Insurance

It is the responsibility of the special event organizer(s) to secure and provide a **COMMERCIAL GENERAL LIABILITY** insurance policy that covers the planned special event. This policy must provide coverage of no less than \$500,000 combined single limit per occurrence. This insurance policy must include a rider for alcohol if it is to be sold, provided or consumed. Insurance requirements may be increased upon demand of the Twin Falls City Attorney, Twin Falls City Risk Manager and/or other local government entities with jurisdiction.

Each policy shall be written as a primary policy, not contributing to, or in excess of, any coverage which the City may carry. A certificate of Insurance naming the City of Twin Falls as additionally insured and as the certificate holder must be provided with this application. Failure to provide insurance coverage will immediately terminate special event application or approval.

Insurance Documents

Security

As an event organizer, you are required to provide a safe and secure environment for your event. This is accomplished through pre-planning and anticipation of problems or concerns related to event activities.

Most major events require the services of approved security (either paid professional security or a law enforcement agency). The Special Events Coordinator/Sergeant will evaluate each event application and determine the necessity of and type of security. Police Officers may be required depending on the scope of event.

The organizer may also be required to provide additional services (lost child booth, trained medical personnel, etc.) at the discretion of the Special Events Coordinator.

Waste Plan

As an event organizer, you are responsible for the waste generated by your participants, spectators and vendors, as well as the costs associated with proper disposal.

Discarded Materials *

List what materials from your event will be discarded by vendors and attendees (i.e. cardboard, plastic bags, food waste, Styrofoam, plastic bottles, aluminum cans etc.):

Vendors will have waste receptacles and take their own trash out at the end of the event.

Have you arranged for portable toilets? *

☐ Yes ☒ No

Have you contracted for additional trash receptacles and/or dumpsters? *

☐ Yes ☒ No

Contact person in charge of waste. *

Blake Gardner

Phone number of contact

2082802096

Number of staff assisting in removal.

5

Any cleanup required by City Personnel following an event will be at the expense of the event organizers.

Restrictions and Signature

Please be aware of the following restrictions:

- Fires are allowed in fireplaces or grills only.
- Dogs must be on leash in parks, with the exception of Baxter Dog Park.
- Dogs are prohibited in the grassy park area of Dierkes Lake Park.
- Alcohol is prohibited at Dierkes Lake Park, Sunway Soccer Fields, First Federal Park & St Luke's Shelter, Oregon Trail Youth Complex, and Sawtooth Softball Fields. Water slides, inflatable water features and dunk tanks are prohibited.
- Hours for amplified music are Mon—Fri 11am-9pm, Sat 8am-9:30pm, Sunday 12:15pm-8pm.

The following are prohibited in parks and on trails:

- Glass containers
- Soliciting
- Loitering and Boisterousness
- Discharging of fireworks and explosives
- Possessing intoxicating beverages where prohibited or be under the influence in any public space
- Throwing objects other than in designated areas
- Climbing trees
- Damaging, cutting, removing, or attaching anything to any trees or plants
- Digging or disturbing grass or natural landscape
- Walking or standing on monuments, fountains, railings, fences, or other features not designed for such use
- Disfiguring or removing any buildings or park amenities
- Endangering the safety of others
- Preventing any person from using any park or its facilities
- Violating park curfew of 11pm
- Hunting, trapping, or pursuing wildlife
- Polluting waters of any kind in parks
- Dumping or depositing trash other than in proper receptacles

1. The prior named Applicant/Organization, in consideration of its use of Twin Falls Parks and Recreation facilities, agrees to release, indemnify and defend the City of Twin Falls, and its agents, employees and representative, from any and all claims, demands or lawsuits arising out of the Applicant's/Organization's use of said facilities.

2. Groups, individuals and applicants further agree that they have received the City's policies, rules and regulations governing use of said facility and agree to be bound by the same.
3. Effect Of A Permit: A Twin Falls park permittee shall be bound by all park rules and regulations and all applicable ordinances as fully as though the same were inserted in said permit. The person or persons to whom a permit is issued shall be liable for any loss, damage or injuries sustained by any person or property by reason of the negligence of the person or persons to whom such permit shall have been issued. The director, or a duly authorized representative, shall have the authority to revoke a permit upon finding of violation of any rule or ordinance, or upon good cause. (Ord. 2735, 9-16-2002)

****Based on the details of your event, a parks use permit might be issued. By signing below, I agree that this permit may be revoked for reasons outlined above. I further agree that this permit will be revoked if it conflicts with any lawful order issued by a Federal, State, or local government agency, including orders issued in response to the COVID-19 pandemic.**

By signing this application, I certify that the information contained in the foregoing application is true and correct to the best of my knowledge. I understand that this application is made subject to the rules and regulations established by the Twin Falls City Council. I further agree to abide by these rules, and further certify that I, on behalf of the Host Organization, am authorized to commit that organization, and therefore agree to be financially responsible for any costs and fees that may be uncured by, or on behalf of, the Special Event to the City of Twin Falls.

Signature *

Blake Gardner

Name *

Blake Gardner

Date *

03/25/2025



Council Agenda Information

Review

Approval Process:

Consent of the City Council. This event does meet the requirements for a Special Event Permit as outlined in City Code 3-6-2

- (A) Is expected to draw five hundred (500) or more persons at any session as participants or spectators and is proposed to be held at a park;
- (B) Impacts city streets, sidewalks, parks and common areas, or city resources;
- (C) Unless otherwise permitted to do so, propose to sell or serve alcohol publicly; or
- (D) Intends to broadcast amplified sound or generate unusual noise.

Streets

Streets Recommends *

- ☒ Permit this application as is.
- ☐ Permit this application with the following conditions/comments.
- ☐ Reject this application for the following reasons.

Comments, requests and requirements from Streets *

Engineering

Engineering Recommends *

- ☒ Permit this application as is.
- ☐ Permit this application with the following conditions/comments.
- ☐ Reject this application for the following reasons.

Comments, requests and requirements from Engineering *

Planning and Zoning

Planning and Zoning Recommends *

- ☒ Permit this application as is.
- ☐ Permit this application with the following conditions/comments.
- ☐ Reject this application for the following reasons.

Comments, requests and requirements from Planning and Zoning *

Electrical



Electrical Recommends *

- ☒ Permit this application as is.
- ☐ Permit this application with the following conditions/comments.
- ☐ Reject this application for the following reasons.

Comments, requests and requirements from Electrical *

Police



Police Recommends *

- ☒ Permit this application as is.
- ☐ Permit this application with the following conditions/comments.
- ☐ Reject this application for the following reasons.

Comments, requests and requirements from Police *

Fire



Fire Recommends *

- ☐ Permit this application as is.
- ☒ Permit this application with the following conditions/comments.
- ☐ Reject this application for the following reasons.

Comments, requests and requirements from Fire *

All food vendors shall have their 2025 fire inspection decal. Any tents bigger than 400 SF shall have a tent permit through TFFD.

Parks



Parks Recommends *

- ☐ Permit this application as is.
- ☐ Permit this application with the following conditions/comments.
- ☐ Reject this application for the following reasons.

Comments, requests and requirements from Parks *

Event Coordinator

Charges/Fees

Row	Description	Cost	Quantity
1	Application Fee	\$25.00	1

Total Due *

\$25.00

Special Event Departments *

Which departments should be asked to review this application?

- ☒ Streets
- ☒ Engineering
- ☒ Planning and Zoning
- ☒ Electrical
- ☒ Police
- ☒ Fire
- ☒ Parks

Reviewer Name *

Stacy McClintock

Initial Questions

Will you be using a Park Facility (City Pool and Ballfields included), City Trail, or Downtown Commons/Main Street? *

- ☒ Yes
- ☐ No

Type of Event *

Please select all that apply

- ☐ Car Show
- ☐ Carnival/Fair
- ☐ Dance
- ☐ Concert/Performance
- ☐ Exhibits/Miscellaneous
- ☐ Festival
- ☐ Parade
- ☐ Picnic/Family Gathering
- ☐ Pool Reservation
- ☐ Run/Walk/Race
- ☐ Special Attraction
- ☐ Street Fair
- ☐ Tournament (Sport Field/Court)
- ☒ Other
- Memorial

Estimated Number of Attendees *

2,000

50+ requires permission
250+ requires waste plan
500+ is a special event

Will there be amplified or unusual sound at your event? *

- ☒ Yes
- ☐ No

Will your event impact or require any street closure? *

- ☐ Yes
- ☒ No

Will alcohol be sold or served publicly at your event? *

- ☐ Yes
- ☒ No

Will there be tents, canopies, or other temporary structures? (includes inflatables) *

- ☒ Yes
- ☐ No

Provide a description of tents or structures.

No water features allowed. Tent stakes must be less than 12". Fire inspection may be required.

Simple tent canopies, usually 10x10 for shade and display

EJ comment 11/25 - This event utilizes the Canyon Rim Trail for viewing. Vehicles will be driving and parking on the trail for the event duration. Signage for "Training ahead" to forewarn participants of the event ahead. Optional trail re-route posted at trail entrance, same as 2024.

Will there be vendors selling goods or services at this event (including lessons or paid activities)? *

☒ Yes ☐ No

Will you be driving vehicles into the park or parking on the grass or in the park? *

☐ Yes ☒ No

Will your event require access to or use of the park after hours? (before 6am or after 11pm) *

☐ Yes ☒ No

Will you be camping overnight in any park facility? *

☐ Yes ☒ No

Will you be operating any type of motorized vehicle on any of the trail system? *

☐ Yes ☒ No

Will you be riding bicycles on any area of the park other than a paved road or trail designated for that purpose? *

☐ Yes ☒ No

Will bicycles or vehicles operate at a rate of speed exceeding fifteen (15) miles per hour? *

☐ Yes ☒ No

Will you have horses or other animals at the event? (other than dogs) *

☐ Yes ☒ No

Will there be hot air balloon(s)? *

☐ Yes ☒ No

Do you plan to scuba dive in designated swim area at Dierkes Lake? *

☐ Yes ☒ No

Will you need to park any vehicles or equipment 1 ½ ton capacity or more in any park parking lots? *

☒ Yes ☐ No

Will you require power? (There may an additional fee for power) *

☐ Yes ☒ No

Contact Information

Event Organizer

First Name *

Larae

Last Name *

Saufley

Onsite Contact

First Name *

Larae

Last Name *

Saufley

Event Information

Event Name *

Magic Valley 9/11 Memorial

Event Location (Park or Facility Requested)

Nelson point/ Twin Falls Visitors Center

Is this event indoors or outdoors? *

☐ Indoors

☒ Outdoors

Event Reoccurrence

☐ One Time Event

☐ Recurring over several weeks/months

Event Description *

Memorial service to honor and remember lives lost in the tragic events of 9/11/01 as well as honoring our hero's and first responders who continue to serve.

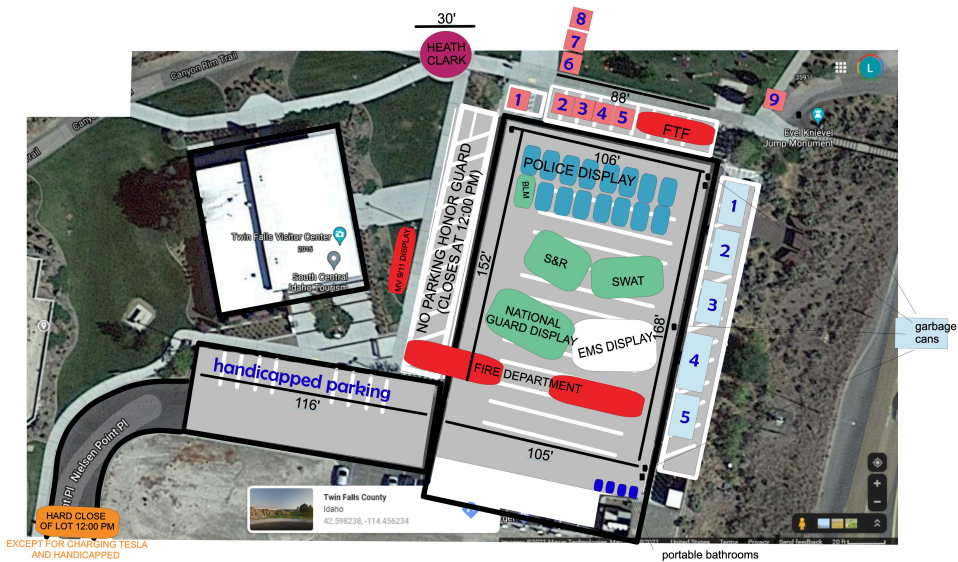
[Canyon Rim](#) [City Park](#) [Downtown Commons](#) [Sunway Soccer Park](#)
[Shoshone Falls](#) [Dierkes](#) [Harmon Park](#) [Thomsen Park](#) [Oregon Trail](#)

Download this provided template and add your layout. Upload your completed layout below.

Event Map *

9-11 MAP 2022.jpg

1.39MB



POLICE

ISP
KPD
TFPD

FOOD TRUCKS

- 1 -KETTLE CORN
- 2 -TACOS EL GUEY
- 3 -MINI DONUTS
- 4 -ROBINS ROOST
- 5 -KONA ICE

PARTNER VENDORS

- 1 -PIONEER FEDERAL
- 2 -PIONEER FLOORS
- 3 -VETERANS SERVICES
- 4 -LOVE YOURSELF
- 5 -MV911 MERCH
- 6 -OPTIMAL BRAIN HEALTH
- 7 -TIMBER RIDGE LASER ENGRAVING
- 8 -PAPA TOPHI
- 9 -Remax legacy

Set-up Time Start *

09/11/2025 10:11:00 AM

Set-up Time End *

09/11/2025 04:11:00 PM

Event Time Start *

09/11/2025 05:00:00 PM

Event Time End *

09/11/2025 09:12:00 PM

Take Down Time Start *

09/11/2025 09:12:00 PM

Take Down Time End *

09/11/2025 10:12:00 PM

Important, PLEASE READ: Full payment of all fees, map of event layout and liability insurance (if applicable) must accompany this completed application in order to request a reservation. Complete reservation requests are processed in the order in which they are received with annual events (3 years or more) given first consideration.

Parking Plan

Parking Plan *

Same as previous years, overflow and all parking I. Adjacent mall lots, with limited handicap parking in the south entrance of the parking lot

Parking Plan Map

Parking map.png

1.16MB



Permits, Licenses and Agreements

Will goods, services, food, or beverages be sold? *

☒ Yes ☐ No

- ✓ *Food Concession and Commercial Activity Permit will be required*
- ✓ *Handwashing stations may be required by Health Department*
- ✓ *Agreement and fees may be required*

Will you have keg beer at your event? *

☐ Yes ☒ No

Will your event utilize signs, banners, flags, etc.? *

☒ Yes ☐ No

Definitions



*A "banner sign" is a temporary sign having characters, letters, or illustrations applied to plastic, cloth, canvas, or other similar material, with the only purpose of such nonrigid material being for background.

*A "sandwich board sign" is a temporary sign that is generally constructed in such a manner as to form an "A" like shape or is constructed with a base and single upward sign face, forming an upside down "T" but not permanently attached to the ground.

- Sandwich board signs are allowed within multi-tenant developments. Only 1 allowed per business.
- Sandwich board signs shall be located not more than ten feet (10') from the door of the business.

*A Community Event Sign announces a campaign, drive activity or celebration of a civic, political, public, philanthropic, religious or educational organization for noncommercial purposes. Community Event signs are allowed off premise but permission from the owner of the property where the sign will be located is required prior to issuance of a permit. Please provide a list of the locations of where any off premise signs will be located.

*May not be larger than 64 sq. ft. in size with a maximum height not to exceed 10 ft.

*An "inflatable sign" is a temporary ground mounted sign that is manufactured of plastic, cloth, canvas, or other light fabric, inflated with air and held upright, typically by mechanical means.

*The minimum setback from the road right of way shall be one and one-half (1-1/2) times the height of the sign.

A sign permit may be required from the Planning and Zoning Department.

Will your event generate any type of waste? *

☒ Yes ☐ No

Is this an ongoing or seasonal request? *

☒ Yes ☐ No

Agreement, insurance, and fees may apply

Will your event include pyrotechnics or fireworks? *

☐ Yes ☒ No

Notification

Event organizers are required to notify any nearby property owners who may be impacted by the holding of their special event. This notification must be made in writing and be given to said property owners no less than fourteen (14) days prior to the planned event. The special event permit will not be issued unless this requirement has been met. The written notice must include the following information:

- Date and time of special event
- Location of the event
- Additional areas affected by the event
- Type of event
- Planned road or parking lot closures
- Noise considerations (loud music, etc.)
- Estimated number of attendees

Notification Acknowledgement *

☒ I have read and understand this requirement

Insurance

It is the responsibility of the special event organizer(s) to secure and provide a **COMMERCIAL GENERAL LIABILITY** insurance policy that covers the planned special event. This policy must provide coverage of no less than \$500,000 combined single limit per occurrence. This insurance policy must include a rider for alcohol if it is to be sold, provided or consumed. Insurance requirements may be increased upon demand of the Twin Falls City Attorney, Twin Falls City Risk Manager and/or other local government entities with jurisdiction.

Each policy shall be written as a primary policy, not contributing to, or in excess of, any coverage which the City may carry. A certificate of Insurance naming the City of Twin Falls as additionally insured and as the certificate holder must be provided with this application. Failure to provide insurance coverage will immediately terminate special event application or approval.

Insurance Documents

Security

As an event organizer, you are required to provide a safe and secure environment for your event. This is accomplished through pre-planning and anticipation of problems or concerns related to event activities.

Most major events require the services of approved security (either paid professional security or a law enforcement agency). The Special Events Coordinator/Sergeant will evaluate each event application and determine the necessity of and type of security. Police Officers may be required depending on the scope of event.

The organizer may also be required to provide additional services (lost child booth, trained medical personnel, etc.) at the discretion of the Special Events Coordinator.

Waste Plan

As an event organizer, you are responsible for the waste generated by your participants, spectators and vendors, as well as the costs

associated with proper disposal.

Discarded Materials *

List what materials from your event will be discarded by vendors and attendees (i.e. cardboard, plastic bags, food waste, Styrofoam, plastic bottles, aluminum cans etc.):

Normal trash waste, we require vendors to have their own waste and trash receptacles as well

Have you arranged for portable toilets? *

☒ Yes ☐ No

Have you contracted for additional trash receptacles and/or dumpsters? *

☒ Yes ☐ No

Name of Contracted Company *

Psi

Number of Trash Receptacles *

10

Size of Trash Receptacles

Contact person in charge of waste. *

Angela Johnson

Phone number of contact

Number of staff assisting in removal.

Any cleanup required by City Personnel following an event will be at the expense of the event organizers.

Restrictions and Signature

Please be aware of the following restrictions:

- Fires are allowed in fireplaces or grills only.
- Dogs must be on leash in parks, with the exception of Baxter Dog Park.
- Dogs are prohibited in the grassy park area of Dierkes Lake Park.
- Alcohol is prohibited at Dierkes Lake Park, Sunway Soccer Fields, First Federal Park & St Luke's Shelter, Oregon Trail Youth Complex, and Sawtooth Softball Fields Water slides, inflatable water features and dunk tanks are prohibited.
- Hours for amplified music are Mon—Fri 11am-9pm, Sat 8am-9:30pm, Sunday 12:15pm-8pm.

The following are prohibited in parks and on trails:

- Glass containers
- Soliciting
- Loitering and Boisterousness
- Discharging of fireworks and explosives
- Possessing intoxicating beverages where prohibited or be under the influence in any public space
- Throwing objects other than in designated areas
- Climbing trees
- Damaging, cutting, removing, or attaching anything to any trees or plants
- Digging or disturbing grass or natural landscape
- Walking or standing on monuments, fountains, railings, fences, or other features not designed for such use
- Disfiguring or removing any buildings or park amenities
- Endangering the safety of others
- Preventing any person from using any park or its facilities
- Violating park curfew of 11pm
- Hunting, trapping, or pursuing wildlife
- Polluting waters of any kind in parks

- Dumping or depositing trash other than in proper receptacles

1. The prior named Applicant/Organization, in consideration of its use of Twin Falls Parks and Recreation facilities, agrees to release, indemnify and defend the City of Twin Falls, and its agents, employees and representative, from any and all claims, demands or lawsuits arising out of the Applicant's/Organization's use of said facilities.
2. Groups, individuals and applicants further agree that they have received the City's policies, rules and regulations governing use of said facility and agree to be bound by the same.
3. Effect Of A Permit: A Twin Falls park permittee shall be bound by all park rules and regulations and all applicable ordinances as fully as though the same were inserted in said permit. The person or persons to whom a permit is issued shall be liable for any loss, damage or injuries sustained by any person or property by reason of the negligence of the person or persons to whom such permit shall have been issued. The director, or a duly authorized representative, shall have the authority to revoke a permit upon finding of violation of any rule or ordinance, or upon good cause. (Ord. 2735, 9-16-2002)

**Based on the details of your event, a parks use permit might be issued. By signing below, I agree that this permit may be revoked for reasons outlined above. I further agree that this permit will be revoked if it conflicts with any lawful order issued by a Federal, State, or local government agency, including orders issued in response to the COVID-19 pandemic.

By signing this application, I certify that the information contained in the foregoing application is true and correct to the best of my knowledge. I understand that this application is made subject to the rules and regulations established by the Twin Falls City Council. I further agree to abide by these rules, and further certify that I, on behalf of the Host Organization, am authorized to commit that organization, and therefore agree to be financially responsible for any costs and fees that may be uncured by, or on behalf of, the Special Event to the City of Twin Falls.

Signature *

Larae saufley

Name *

Larae Sausfley

Date *

11/22/2024



Council Agenda Information

Review

Approval Process:

Consent of the City Council. This event does meet the requirements for a Special Event Permit as outlined in City Code 3-6-2

- (A) Is expected to draw five hundred (500) or more persons at any session as participants or spectators and is proposed to be held at a park;
- (B) Impacts city streets, sidewalks, parks and common areas, or city resources;
- (C) Unless otherwise permitted to do so, propose to sell or serve alcohol publicly; or
- (D) Intends to broadcast amplified sound or generate unusual noise.

Streets

Streets Recommends *

- ☒ Permit this application as is.
- ☐ Permit this application with the following conditions/comments.
- ☐ Reject this application for the following reasons.

Comments, requests and requirements from Streets *

Engineering

Engineering Recommends *

- ☒ Permit this application as is.
- ☐ Permit this application with the following conditions/comments.
- ☐ Reject this application for the following reasons.

Comments, requests and requirements from Engineering *

Planning and Zoning

Planning and Zoning Recommends *

- ☒ Permit this application as is.
- ☐ Permit this application with the following conditions/comments.
- ☐ Reject this application for the following reasons.

Comments, requests and requirements from Planning and Zoning *

Electrical



Electrical Recommends *

- ☒ Permit this application as is.
- ☐ Permit this application with the following conditions/comments.
- ☐ Reject this application for the following reasons.

Comments, requests and requirements from Electrical *

Police



Police Recommends *

- ☐ Permit this application as is.
- ☒ Permit this application with the following conditions/comments.
- ☐ Reject this application for the following reasons.

Comments, requests and requirements from Police *

1. Please include required insurance information.
2. Parking and start for Half Rim appear to be in the Sportsman's Parking lot area. Please indicate if you have gained permission to use this area for your event.

Fire



Fire Recommends *

- ☒ Permit this application as is.
- ☐ Permit this application with the following conditions/comments.
- ☐ Reject this application for the following reasons.

Comments, requests and requirements from Fire *

Parks



Parks Recommends *

- ☐ Permit this application as is.
- ☒ Permit this application with the following conditions/comments.
- ☐ Reject this application for the following reasons.

Comments, requests and requirements from Parks *

Do not paint or mark the trail.

Charges/Fees

Row	Description	Cost	Quantity
1	Application Fee	\$25.00	1

Total Due *

\$25.00

Special Event Departments *

Which departments should be asked to review this application?

- | | | |
|--|---|---|
| ☒ Streets | ☒ Engineering | ☒ Planning and Zoning |
| ☒ Electrical | ☒ Police | ☒ Fire |
| ☒ Parks | | |

Reviewer Name *

Mable Shurtleff

Initial Questions

Will you be using a Park Facility (City Pool and Ballfields included), City Trail, or Downtown Commons/Main Street? *

☒ Yes ☐ No

Type of Event *

Please select all that apply

- | | | |
|---|--|---|
| ☐ Car Show | ☐ Carnival/Fair | ☐ Dance |
| ☐ Concert/Performance | ☐ Exhibits/Miscellaneous | ☐ Festival |
| ☐ Parade | ☐ Picnic/Family Gathering | ☐ Pool Reservation |
| ☒ Run/Walk/Race | ☐ Special Attraction | ☐ Street Fair |
| ☐ Tournament (Sport Field/Court) | ☐ Other | |

Estimated Number of Attendees *

450

50+ requires permission
250+ requires waste plan
500+ is a special event

Will there be amplified or unusual sound at your event? *

☐ Yes ☒ No

Will your event impact or require any street closure? *

☐ Yes ☒ No

Will alcohol be sold or served publicly at your event? *

☒ Yes ☐ No

Will there be tents, canopies, or other temporary structures? (includes inflatables) *

☐ Yes ☒ No

Will there be vendors selling goods or services at this event (including lessons or paid activities)? *

☐ Yes ☒ No

Will you be driving vehicles into the park or parking on the grass or in the park? *

☐ Yes ☒ No

Will your event require access to or use of the park after hours? (before 6am or after 11pm) *

☐ Yes ☒ No

Will you be camping overnight in any park facility? *

☐ Yes ☒ No

Will you be operating any type of motorized vehicle on any of the trail system? *

☐ Yes ☒ No

Will you be riding bicycles on any area of the park other than a paved road or trail designated for that purpose? *

☐ Yes ☒ No

Will bicycles or vehicles operate at a rate of speed exceeding fifteen (15) miles per hour? *

☐ Yes ☒ No

Will you have horses or other animals at the event? (other than dogs) *

☐ Yes ☒ No

Will there be hot air balloon(s)? *

☐ Yes ☒ No

Do you plan to scuba dive in designated swim area at Dierkes Lake? *

☐ Yes ☒ No

Will you need to park any vehicles or equipment 1 ½ ton capacity or more in any park parking lots? *

☐ Yes ☒ No

Will you require power? (There may an additional fee for power) *

☐ Yes ☒ No

Contact Information

Event Organizer

First Name *

Linda

Last Name *

Fleming

Onsite Contact

First Name *

Linda

Last Name *

Fleming

Event Information

Event Name *

Rim2Rim Race for Homes 2025

Event Location (Park or Facility Requested)

Bass Lake, Golf Course Road, Perrine Bridge, Canyon Spg Grade, Pipe Line, BLCC

Is this event indoors or outdoors? *

- ☐ Indoors
- ☒ Outdoors

Event Reoccurrence

- ☐ One Time Event
- ☐ Recurring over several weeks/months

Event Description *

Annual 7.5 mile Rim2Rim, 48th running of the event in Twin Falls which has been a Habitat for Humanity of the Magic Valley fundraiser since 2006. In and out of the canyon with unbelievable support from the community annually.

Canyon Rim City Park Downtown Commons Sunway Soccer Park
Shoshone Falls Dierkes Harmon Park Thomsen Park Oregon Trail

Download this provided template and add your layout. Upload your completed layout below.

Event Map *

race111209-customSectionFullAttachment-60a43698788679.55551333.jpg

648.14KB

Parking Plan

Parking Plan *

Overflow parking is at the corner of Golf Course Road and Blue Lakes Country Club. Balance park at the golf course.

Parking Plan Map

Permits, Licenses and Agreements

Will goods, services, food, or beverages be sold? *

☐ Yes ☒ No

Will you have keg beer at your event? *

☐ Yes ☒ No

Will your event utilize signs, banners, flags, etc.? *

☐ Yes ☒ No

Definitions



*A "banner sign" is a temporary sign having characters, letters, or illustrations applied to plastic, cloth, canvas, or other similar material, with the only purpose of such nonrigid material being for background.

*A "sandwich board sign" is a temporary sign that is generally constructed in such a manner as to form an "A" like shape or is constructed with a base and single upward sign face, forming an upside down "T" but not permanently attached to the ground.

- Sandwich board signs are allowed within multi-tenant developments. Only 1 allowed per business.
- Sandwich board signs shall be located not more than ten feet (10') from the door of the business.

*A Community Event Sign announces a campaign, drive activity or celebration of a civic, political, public, philanthropic, religious or educational organization for noncommercial purposes. Community Event signs are allowed off premise but permission from the owner of the property where the sign will be located is required prior to issuance of a permit. Please provide a list of the locations of where any off premise signs will be located.

*May not be larger than 64 sq. ft. in size with a maximum height not to exceed 10 ft.

*An "inflatable sign" is a temporary ground mounted sign that is manufactured of plastic, cloth, canvas, or other light fabric, inflated with air and held upright, typically by mechanical means.

*The minimum setback from the road right of way shall be one and one-half (1-1/2) times the height of the sign.

Will your event generate any type of waste? *

☒ Yes ☐ No

Is this an ongoing or seasonal request? *

☒ Yes ☐ No

Agreement, insurance, and fees may apply

Will your event include pyrotechnics or fireworks? *

☐ Yes ☒ No

Notification

Event organizers are required to notify any nearby property owners who may be impacted by the holding of their special event. This notification must be made in writing and be given to said property owners no less than fourteen (14) days prior to the planned event. The special event permit will not be issued unless this requirement has been met. The written notice must include the following information:

- Date and time of special event
- Location of the event
- Additional areas affected by the event
- Type of event
- Planned road or parking lot closures
- Noise considerations (loud music, etc.)
- Estimated number of attendees

Notification Acknowledgement *

☒ I have read and understand this requirement

Insurance

It is the responsibility of the special event organizer(s) to secure and provide a **COMMERCIAL GENERAL LIABILITY** insurance policy that covers the planned special event. This policy must provide coverage of no less than \$500,000 combined single limit per occurrence. This insurance policy must include a rider for alcohol if it is to be sold, provided or consumed. Insurance requirements may be increased upon demand of the Twin Falls City Attorney, Twin Falls City Risk Manager and/or other local government entities with jurisdiction.

Each policy shall be written as a primary policy, not contributing to, or in excess of, any coverage which the City may carry. A certificate of Insurance naming the City of Twin Falls as additionally insured and as the certificate holder must be provided with this application. Failure to provide insurance coverage will immediately terminate special event application or approval.

Insurance Documents

Security

As an event organizer, you are required to provide a safe and secure environment for your event. This is accomplished through pre-planning and anticipation of problems or concerns related to event activities.

Most major events require the services of approved security (either paid professional security or a law enforcement agency). The Special Events Coordinator/Sergeant will evaluate each event application and determine the necessity of and type of security. Police Officers may be required depending on the scope of event.

The organizer may also be required to provide additional services (lost child booth, trained medical personnel, etc.) at the discretion of the Special Events Coordinator.

Alcohol

Alcohol sold or dispensed at special events must be done so by an established business with a current Alcohol License issued by the State of Idaho. Additionally, said business will be required to secure a City of Twin Falls Catering Permit from the Twin Falls City Clerk's Office. The catering permit must be properly issued and a copy be given to the Special Events Coordinator no less than two (2) weeks prior to the start of the event. The licensing fee for a City of Twin Falls catering permit is \$20.00 per day and is separate from any other application fees.

Alcohol/Beer Gardens:

All events serving alcohol within City owned property will be required to establish a beer garden for consumption. The beer garden shall be fenced, allowing for a single entry/exit point which is to be manned by employees at all times. All patrons consuming alcohol are required to present photo identification to verify age before admittance into the garden. Additionally, all patrons will be issued a wristband to be worn on the right wrist for easy verification. Carrying alcoholic beverages in or out of the beer garden is prohibited. Consuming alcoholic beverages will not be permitted in any other locations of the event.

Twin Falls City Code 8-3-7(F) prohibits the possession or use of glass beverage containers inside any city park. Therefore, glass containers are prohibited for use during special events.

The provisions and standards provided in this section may be modified depending on size, scope, location and time of the event. Modifications must be requested through the Special Events Coordinator and approved by the Special Events Committee.

Waste Plan

As an event organizer, you are responsible for the waste generated by your participants, spectators and vendors, as well as the costs associated with proper disposal.

Discarded Materials *

List what materials from your event will be discarded by vendors and attendees (i.e. cardboard, plastic bags, food waste, Styrofoam, plastic bottles, aluminum cans etc.):

Paper water cups will be gathered and disposed of by water station teams. They are also encouraged to walk area and leave it cleaner than they found it as a gift from the race.

Have you arranged for portable toilets? *

☒ Yes ☐ No

Have you contracted for additional trash receptacles and/or dumpsters? *

☐ Yes ☒ No

Contact person in charge of waste. *

Linda Fleming

Phone number of contact

208 7311334

Number of staff assisting in removal.

30

Any cleanup required by City Personnel following an event will be at the expense of the event organizers.

Restrictions and Signature

Please be aware of the following restrictions:

- Fires are allowed in fireplaces or grills only.
- Dogs must be on leash in parks, with the exception of Baxter Dog Park.
- Dogs are prohibited in the grassy park area of Dierkes Lake Park.
- Alcohol is prohibited at Dierkes Lake Park, Sunway Soccer Fields, First Federal Park & St Luke's Shelter, Oregon Trail Youth Complex, and Sawtooth Softball Fields. Water slides, inflatable water features and dunk tanks are prohibited.
- Hours for amplified music are Mon—Fri 11am-9pm, Sat 8am-9:30pm, Sunday 12:15pm-8pm.

The following are prohibited in parks and on trails:

- Glass containers
- Soliciting
- Loitering and Boisterousness
- Discharging of fireworks and explosives
- Possessing intoxicating beverages where prohibited or be under the influence in any public space
- Throwing objects other than in designated areas
- Climbing trees
- Damaging, cutting, removing, or attaching anything to any trees or plants
- Digging or disturbing grass or natural landscape
- Walking or standing on monuments, fountains, railings, fences, or other features not designed for such use
- Disfiguring or removing any buildings or park amenities
- Endangering the safety of others
- Preventing any person from using any park or its facilities
- Violating park curfew of 11pm
- Hunting, trapping, or pursuing wildlife
- Polluting waters of any kind in parks
- Dumping or depositing trash other than in proper receptacles

1. The prior named Applicant/Organization, in consideration of its use of Twin Falls Parks and Recreation facilities, agrees to release, indemnify and defend the City of Twin Falls, and its agents, employees and representative, from any and all claims, demands or lawsuits arising out of the Applicant's/Organization's use of said facilities.
2. Groups, individuals and applicants further agree that they have received the City's policies, rules and regulations governing use of said facility and agree to be bound by the same.
3. Effect Of A Permit: A Twin Falls park permittee shall be bound by all park rules and regulations and all applicable ordinances as fully as though the same were inserted in said permit. The person or persons to whom a permit is issued shall be liable for any loss, damage or injuries sustained by any person or property by reason of the negligence of the person or persons to whom such permit shall have been issued. The director, or a duly authorized representative, shall have the authority to revoke a permit upon finding of violation of any rule or ordinance, or upon good cause. (Ord. 2735, 9-16-2002)

****Based on the details of your event, a parks use permit might be issued. By signing below, I agree that this permit may be revoked for reasons outlined above. I further agree that this permit will be revoked if it conflicts with any lawful order issued by a Federal, State, or local government agency, including orders issued in response to the COVID-19 pandemic.**

By signing this application, I certify that the information contained in the foregoing application is true and correct to the best of my knowledge. I understand that this application is made subject to the rules and regulations established by the Twin Falls City Council. I further agree to abide by these rules, and further certify that I, on behalf of the Host Organization, am authorized to commit that

organization, and therefore agree to be financially responsible for any costs and fees that may be uncured by, or on behalf of, the Special Event to the City of Twin Falls.

Signature *

Linda Fleming

Name *

Linda Fleming

Date *

06/30/2025



Council Agenda Information

Review

Approval Process:

Consent of the City Council. This event does meet the requirements for a Special Event Permit as outlined in City Code 3-6-2

- (A) Is expected to draw five hundred (500) or more persons at any session as participants or spectators and is proposed to be held at a park;
- (B) Impacts city streets, sidewalks, parks and common areas, or city resources;
- (C) Unless otherwise permitted to do so, propose to sell or serve alcohol publicly; or
- (D) Intends to broadcast amplified sound or generate unusual noise.

Streets

Streets Recommends *

- ☐ Permit this application as is.
- ☐ Permit this application with the following conditions/comments.
- ☐ Reject this application for the following reasons.

Comments, requests and requirements from Streets *

Engineering

Engineering Recommends *

- ☒ Permit this application as is.
- ☐ Permit this application with the following conditions/comments.
- ☐ Reject this application for the following reasons.

Comments, requests and requirements from Engineering *

Planning and Zoning

Planning and Zoning Recommends *

- ☐ Permit this application as is.
- ☒ Permit this application with the following conditions/comments.
- ☐ Reject this application for the following reasons.

Comments, requests and requirements from Planning and Zoning *

Must submit insurance documentation prior to final approval.

Electrical



Electrical Recommends *

- ☒ Permit this application as is.
- ☐ Permit this application with the following conditions/comments.
- ☐ Reject this application for the following reasons.

Comments, requests and requirements from Electrical *

Police



Police Recommends *

- ☐ Permit this application as is.
- ☒ Permit this application with the following conditions/comments.
- ☐ Reject this application for the following reasons.

Comments, requests and requirements from Police *

The event needs insurance based on the number of attendees. No documents attached.

Fire



Fire Recommends *

- ☒ Permit this application as is.
- ☐ Permit this application with the following conditions/comments.
- ☐ Reject this application for the following reasons.

Comments, requests and requirements from Fire *

Parks



Parks Recommends *

- ☒ Permit this application as is.
- ☐ Permit this application with the following conditions/comments.
- ☐ Reject this application for the following reasons.

Comments, requests and requirements from Parks *

Event Coordinator

Charges/Fees

Row	Description	Cost	Quantity
1	Application Fee	\$25.00	1

Total Due *

\$25.00

Special Event Departments *

Which departments should be asked to review this application?

- ☐ Streets
- ☒ Engineering
- ☒ Planning and Zoning
- ☒ Electrical
- ☒ Police
- ☒ Fire
- ☒ Parks

Reviewer Name *

Mable Shurtleff

Initial Questions

Will you be using a Park Facility (City Pool and Ballfields included), City Trail, or Downtown Commons/Main Street? *

- ☒ Yes
- ☐ No

Type of Event *

Please select all that apply

- ☐ Car Show
- ☐ Carnival/Fair
- ☐ Dance
- ☐ Concert/Performance
- ☐ Exhibits/Miscellaneous
- ☐ Festival
- ☐ Parade
- ☐ Picnic/Family Gathering
- ☐ Pool Reservation
- ☒ Run/Walk/Race
- ☐ Special Attraction
- ☐ Street Fair
- ☐ Tournament (Sport Field/Court)
- ☐ Other

Estimated Number of Attendees *

500

50+ requires permission
250+ requires waste plan
500+ is a special event

Will there be amplified or unusual sound at your event? *

- ☐ Yes
- ☒ No

Will your event impact or require any street closure? *

- ☐ Yes
- ☒ No

Will alcohol be sold or served publicly at your event? *

- ☐ Yes
- ☒ No

Will there be tents, canopies, or other temporary structures? (includes inflatables) *

☒ Yes ☐ No

Provide a description of tents or structures.

No water features allowed. Tent stakes must be less than 12". Fire inspection may be required.

50 pop ups

Will there be vendors selling goods or services at this event (including lessons or paid activities)? *

☐ Yes ☒ No

Will you be driving vehicles into the park or parking on the grass or in the park? *

☐ Yes ☒ No

Will your event require access to or use of the park after hours? (before 6am or after 11pm) *

☐ Yes ☒ No

Will you be camping overnight in any park facility? *

☐ Yes ☒ No

Will you be operating any type of motorized vehicle on any of the trail system? *

☐ Yes ☒ No

Will you be riding bicycles on any area of the park other than a paved road or trail designated for that purpose? *

☐ Yes ☒ No

Will bicycles or vehicles operate at a rate of speed exceeding fifteen (15) miles per hour? *

☐ Yes ☒ No

Will you have horses or other animals at the event? (other than dogs) *

☐ Yes ☒ No

Will there be hot air balloon(s)? *

☐ Yes ☒ No

Do you plan to scuba dive in designated swim area at Dierkes Lake? *

☐ Yes ☒ No

Will you need to park any vehicles or equipment 1 ½ ton capacity or more in any park parking lots? *

☐ Yes ☒ No

Will you require power? (There may an additional fee for power) *

☐ Yes ☒ No

Contact Information

Event Organizer

First Name *

Ben

Last Name *

Benoit

Onsite Contact

First Name *

Ben

Last Name *

Benoit

Event Information

Event Name *

Dani Bates XC race

Event Location (Park or Facility Requested)

Sunway soccer

Is this event indoors or outdoors? *

☐ Indoors

☒ Outdoors

Event Reoccurrence

☐ One Time Event

☐ Recurring over several weeks/months

Event Description *

High school cross country run, about 500 people will attend. We have a trash plan and porta pottie plan as well.

Canyon Rim City Park Downtown Commons Sunway Soccer Park
Shoshone Falls Dierkes Harmon Park Thomsen Park Oregon Trail

Download this provided template and add your layout. Upload your completed layout below.

Event Map *

Parks_20250627_152910.pdf

398.21KB

Set-up Time Start *

09/19/2025 06:00:00 AM

Set-up Time End *

09/19/2025 10:00:00 AM

Event Time Start *

Event Time End *

09/19/2025 12:00:00 PM

09/19/2025 05:00:00 AM

Take Down Time Start *

09/19/2025 05:00:00 PM

Take Down Time End *

09/19/2025 05:30:00 PM

Important, PLEASE READ: Full payment of all fees, map of event layout and liability insurance (if applicable) must accompany this completed application in order to request a reservation. Complete reservation requests are processed in the order in which they are received with annual events (3 years or more) given first consideration.

Parking Plan

Parking Plan *

Busses will park in the church parking lot after drop off. Spectators will use the parking lot.

Parking Plan Map

Permits, Licenses and Agreements

Will goods, services, food, or beverages be sold? *

☐ Yes ☒ No

Will you have keg beer at your event? *

☐ Yes ☒ No

Will your event utilize signs, banners, flags, etc.? *

☐ Yes ☒ No

Definitions



*A "banner sign" is a temporary sign having characters, letters, or illustrations applied to plastic, cloth, canvas, or other similar material, with the only purpose of such nonrigid material being for background.

*A "sandwich board sign" is a temporary sign that is generally constructed in such a manner as to form an "A" like shape or is constructed with a base and single upward sign face, forming an upside down "T" but not permanently attached to the ground.

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- Sandwich board signs shall be located not more than ten feet (10') from the door of the business.

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*An "inflatable sign" is a temporary ground mounted sign that is manufactured of plastic, cloth, canvas, or other light fabric, inflated with air and held upright, typically by mechanical means.

*The minimum setback from the road right of way shall be one and one-half (1-1/2) times the height of the sign.

Will your event generate any type of waste? *

☒ Yes ☐ No

Is this an ongoing or seasonal request? *

☒ Yes ☐ No

Agreement, insurance, and fees may apply

Will your event include pyrotechnics or fireworks? *

☐ Yes ☒ No

Notification

Event organizers are required to notify any nearby property owners who may be impacted by the holding of their special event. This notification must be made in writing and be given to said property owners no less than fourteen (14) days prior to the planned event. The special event permit will not be issued unless this requirement has been met. The written notice must include the following information:

- Date and time of special event
- Location of the event
- Additional areas affected by the event
- Type of event
- Planned road or parking lot closures
- Noise considerations (loud music, etc.)
- Estimated number of attendees

Notification Acknowledgement *

☒ I have read and understand this requirement

Insurance

It is the responsibility of the special event organizer(s) to secure and provide a **COMMERCIAL GENERAL LIABILITY** insurance policy that covers the planned special event. This policy must provide coverage of no less than \$500,000 combined single limit per occurrence. This insurance policy must include a rider for alcohol if it is to be sold, provided or consumed. Insurance requirements may be increased upon demand of the Twin Falls City Attorney, Twin Falls City Risk Manager and/or other local government entities with jurisdiction.

Each policy shall be written as a primary policy, not contributing to, or in excess of, any coverage which the City may carry. A certificate of Insurance naming the City of Twin Falls as additionally insured and as the certificate holder must be provided with this application. Failure to provide insurance coverage will immediately terminate special event application or approval.

Insurance Documents

Security

As an event organizer, you are required to provide a safe and secure environment for your event. This is accomplished through pre-planning and anticipation of problems or concerns related to event activities.

Most major events require the services of approved security (either paid professional security or a law enforcement agency). The Special Events Coordinator/Sergeant will evaluate each event application and determine the necessity of and type of security. Police Officers may be required depending on the scope of event.

The organizer may also be required to provide additional services (lost child booth, trained medical personnel, etc.) at the discretion of the Special Events Coordinator.

Waste Plan

As an event organizer, you are responsible for the waste generated by your participants, spectators and vendors, as well as the costs associated with proper disposal.

Discarded Materials *

List what materials from your event will be discarded by vendors and attendees (i.e. cardboard, plastic bags, food waste, Styrofoam, plastic bottles, aluminum cans etc.):

Empty water bottles,

Have you arranged for portable toilets? *

☒ Yes ☐ No

Have you contracted for additional trash receptacles and/or dumpsters? *

☐ Yes ☒ No

Contact person in charge of waste. *

Ben Benoit

Phone number of contact

2082935548

Number of staff assisting in removal.

5

Any cleanup required by City Personnel following an event will be at the expense of the event organizers.

Restrictions and Signature

Please be aware of the following restrictions:

- Fires are allowed in fireplaces or grills only.
- Dogs must be on leash in parks, with the exception of Baxter Dog Park.
- Dogs are prohibited in the grassy park area of Dierkes Lake Park.
- Alcohol is prohibited at Dierkes Lake Park, Sunway Soccer Fields, First Federal Park & St Luke's Shelter, Oregon Trail Youth Complex, and Sawtooth Softball Fields. Water slides, inflatable water features and dunk tanks are prohibited.
- Hours for amplified music are Mon—Fri 11am-9pm, Sat 8am-9:30pm, Sunday 12:15pm-8pm.

The following are prohibited in parks and on trails:

- Glass containers
- Soliciting

- Loitering and Boisterousness
- Discharging of fireworks and explosives
- Possessing intoxicating beverages where prohibited or be under the influence in any public space
- Throwing objects other than in designated areas
- Climbing trees
- Damaging, cutting, removing, or attaching anything to any trees or plants
- Digging or disturbing grass or natural landscape
- Walking or standing on monuments, fountains, railings, fences, or other features not designed for such use
- Disfiguring or removing any buildings or park amenities
- Endangering the safety of others
- Preventing any person from using any park or its facilities
- Violating park curfew of 11pm
- Hunting, trapping, or pursuing wildlife
- Polluting waters of any kind in parks
- Dumping or depositing trash other than in proper receptacles

1. The prior named Applicant/Organization, in consideration of its use of Twin Falls Parks and Recreation facilities, agrees to release, indemnify and defend the City of Twin Falls, and its agents, employees and representative, from any and all claims, demands or lawsuits arising out of the Applicant's/Organization's use of said facilities.
2. Groups, individuals and applicants further agree that they have received the City's policies, rules and regulations governing use of said facility and agree to be bound by the same.
3. Effect Of A Permit: A Twin Falls park permittee shall be bound by all park rules and regulations and all applicable ordinances as fully as though the same were inserted in said permit. The person or persons to whom a permit is issued shall be liable for any loss, damage or injuries sustained by any person or property by reason of the negligence of the person or persons to whom such permit shall have been issued. The director, or a duly authorized representative, shall have the authority to revoke a permit upon finding of violation of any rule or ordinance, or upon good cause. (Ord. 2735, 9-16-2002)

****Based on the details of your event, a parks use permit might be issued. By signing below, I agree that this permit may be revoked for reasons outlined above. I further agree that this permit will be revoked if it conflicts with any lawful order issued by a Federal, State, or local government agency, including orders issued in response to the COVID-19 pandemic.**

By signing this application, I certify that the information contained in the foregoing application is true and correct to the best of my knowledge. I understand that this application is made subject to the rules and regulations established by the Twin Falls City Council. I further agree to abide by these rules, and further certify that I, on behalf of the Host Organization, am authorized to commit that organization, and therefore agree to be financially responsible for any costs and fees that may be uncured by, or on behalf of, the Special Event to the City of Twin Falls.

Signature *

Ben Benoit

Name *

Ben Benoit

Date *

06/27/2025



Council Agenda Information

Review

Approval Process:

Consent of the City Council. This event does meet the requirements for a Special Event Permit as outlined in City Code 3-6-2

- (A) Is expected to draw five hundred (500) or more persons at any session as participants or spectators and is proposed to be held at a park;
- (B) Impacts city streets, sidewalks, parks and common areas, or city resources;
- (C) Unless otherwise permitted to do so, propose to sell or serve alcohol publicly; or
- (D) Intends to broadcast amplified sound or generate unusual noise.

Streets

Streets Recommends *

- ☐ Permit this application as is.
- ☒ Permit this application with the following conditions/comments.
- ☐ Reject this application for the following reasons.

Comments, requests and requirements from Streets *

If there is a street closure, a traffic control plan is needed.

Engineering

Engineering Recommends *

- ☐ Permit this application as is.
- ☒ Permit this application with the following conditions/comments.
- ☐ Reject this application for the following reasons.

Comments, requests and requirements from Engineering *

Event organizer needs to submit a public service announcement 5 business days before the event to the engineering department.

Planning and Zoning

Planning and Zoning Recommends *

- ☒ Permit this application as is.
- ☐ Permit this application with the following conditions/comments.
- ☐ Reject this application for the following reasons.

Comments, requests and requirements from Planning and Zoning *

Electrical



Electrical Recommends *

- ☒ Permit this application as is.
- ☐ Permit this application with the following conditions/comments.
- ☐ Reject this application for the following reasons.

Comments, requests and requirements from Electrical *

Police



Police Recommends *

- ☐ Permit this application as is.
- ☒ Permit this application with the following conditions/comments.
- ☐ Reject this application for the following reasons.

Comments, requests and requirements from Police *

As in past years, the event organizer will be responsible for paying for police security due to the beer garden and alcohol served in the park.

Fire



Fire Recommends *

- ☐ Permit this application as is.
- ☒ Permit this application with the following conditions/comments.
- ☐ Reject this application for the following reasons.

Comments, requests and requirements from Fire *

All food trucks shall have their yellow 2025 fire inspection decal displayed, and any tent/temporary membrane structure larger than 400sf shall have a permit through the TFFD.

Parks



Parks Recommends *

- ☐ Permit this application as is.
- ☐ Permit this application with the following conditions/comments.
- ☐ Reject this application for the following reasons.

Comments, requests and requirements from Parks *

Event Coordinator

Charges/Fees

Row	Description	Cost	Quantity
1	Application Fee	\$25.00	1
2	Park Fees will be assessed.	\$0.00	0

Total Due *

\$25.00

Special Event Departments *

Which departments should be asked to review this application?

- ☒ Streets
- ☒ Engineering
- ☒ Planning and Zoning
- ☒ Electrical
- ☒ Police
- ☒ Fire
- ☒ Parks

Reviewer Name *

Mable Shurtleff

Initial Questions

Will you be using a Park Facility (City Pool and Ballfields included), City Trail, or Downtown Commons/Main Street? *

- ☒ Yes
- ☐ No

Type of Event *

Please select all that apply

- ☐ Car Show
- ☐ Carnival/Fair
- ☐ Dance
- ☐ Concert/Performance
- ☐ Exhibits/Miscellaneous
- ☐ Festival
- ☐ Parade
- ☐ Picnic/Family Gathering
- ☐ Pool Reservation
- ☐ Run/Walk/Race
- ☐ Special Attraction
- ☐ Street Fair
- ☐ Tournament (Sport Field/Court)
- ☒ Other
- Community Cultural Event

Estimated Number of Attendees *

300

50+ requires permission
250+ requires waste plan
500+ is a special event

Will there be amplified or unusual sound at your event? *

- ☒ Yes
- ☐ No

Will your event impact or require any street closure? *

- ☒ Yes
- ☐ No

Will alcohol be sold or served publicly at your event? *

☒ Yes ☐ No

Will there be tents, canopies, or other temporary structures? (includes inflatables) *

☒ Yes ☐ No

Provide a description of tents or structures.

No water features allowed. Tent stakes must be less than 12". Fire inspection may be required.

we are going to have food vendors, informational booths, a beer garden, children's games and music.

We will have professional set up the sound equipment for out live entertainment.

We will have live music, and other entertainment cultural dances, etc.

Will there be vendors selling goods or services at this event (including lessons or paid activities)? *

☒ Yes ☐ No

Will you be driving vehicles into the park or parking on the grass or in the park? *

☒ Yes ☐ No

Will your event require access to or use of the park after hours? (before 6am or after 11pm) *

☐ Yes ☒ No

Will you be camping overnight in any park facility? *

☐ Yes ☒ No

Will you be operating any type of motorized vehicle on any of the trail system? *

☒ Yes ☐ No

Will you be riding bicycles on any area of the park other than a paved road or trail designated for that purpose? *

☐ Yes ☒ No

Will bicycles or vehicles operate at a rate of speed exceeding fifteen (15) miles per hour? *

☐ Yes ☒ No

Will you have horses or other animals at the event? (other than dogs) *

☐ Yes ☒ No

Will there be hot air balloon(s)? *

☐ Yes ☒ No

Do you plan to scuba dive in designated swim area at Dierkes Lake? *

☐ Yes ☒ No

Will you need to park any vehicles or equipment 1 ½ ton capacity or more in any park parking lots? *

☐ Yes ☒ No

Will you require power? (There may an additional fee for power) *

☒ Yes ☐ No

Contact Information

Event Organizer

First Name *

Benjamin

Last Name *

Reed

Onsite Contact

First Name *

jessica

Last Name *

Gonzalez

Event Information

Event Name *

Latino Fest

Event Location (Park or Facility Requested)

Twin Falls City Park

Is this event indoors or outdoors? *

☐ Indoors

☒ Outdoors

Event Reoccurrence

☒ One Time Event

☐ Recurring over several weeks/months

Event Description *

There will be music, food vendors, informational booths, a beer garden, and children game area along with inflatable bounce houses.

We will have professional set up the sound equipment for out live entertainment.

We will have live music and other entertainment, cultural dances and games

Canyon Rim City Park Downtown Commons Sunway Soccer Park
Shoshone Falls Dierkes Harmon Park Thomsen Park Oregon Trail

Download this provided template and add your layout. Upload your completed layout below.

Event Map*

Latino Fest 25 layout map.pdf

551.07KB

Set-up Time Start*

09/06/2025 07:00:00 AM

Set-up Time End*

09/06/2025 01:00:00 PM

Event Time Start*

09/06/2025 02:00:00 PM

Event Time End*

09/06/2025 09:00:00 PM

Take Down Time Start*

09/06/2025 09:00:00 PM

Take Down Time End*

09/06/2025 10:30:00 PM

Important, PLEASE READ: Full payment of all fees, map of event layout and liability insurance (if applicable) must accompany this completed application in order to request a reservation. Complete reservation requests are processed in the order in which they are received with annual events (3 years or more) given first consideration.

Parking Plan

Parking Plan*

use the facilities around the park

Parking Plan Map

Permits, Licenses and Agreements

Will goods, services, food, or beverages be sold? *

☒ Yes ☐ No

- ✓ Food Concession and Commercial Activity Permit will be required
- ✓ Handwashing stations may be required by Health Department
- ✓ Agreement and fees may be required

Will you have keg beer at your event? *

☒ Yes ☐ No

✓ *Keg Permit will be required*

Will your event utilize signs, banners, flags, etc.? *

☒ Yes ☐ No

Definitions



*A "banner sign" is a temporary sign having characters, letters, or illustrations applied to plastic, cloth, canvas, or other similar material, with the only purpose of such nonrigid material being for background.

*A "sandwich board sign" is a temporary sign that is generally constructed in such a manner as to form an "A" like shape or is constructed with a base and single upward sign face, forming an upside down "T" but not permanently attached to the ground.

- Sandwich board signs are allowed within multi-tenant developments. Only 1 allowed per business.
- Sandwich board signs shall be located not more than ten feet (10') from the door of the business.

*A Community Event Sign announces a campaign, drive activity or celebration of a civic, political, public, philanthropic, religious or educational organization for noncommercial purposes. Community Event signs are allowed off premise but permission from the owner of the property where the sign will be located is required prior to issuance of a permit. Please provide a list of the locations of where any off premise signs will be located.

*May not be larger than 64 sq. ft. in size with a maximum height not to exceed 10 ft.

*An "inflatable sign" is a temporary ground mounted sign that is manufactured of plastic, cloth, canvas, or other light fabric, inflated with air and held upright, typically by mechanical means.

*The minimum setback from the road right of way shall be one and one-half (1-1/2) times the height of the sign.

A sign permit may be required from the Planning and Zoning Department.

Will your event generate any type of waste? *

☒ Yes ☐ No

Is this an ongoing or seasonal request? *

☐ Yes ☒ No

Will your event include pyrotechnics or fireworks? *

☐ Yes ☒ No

Notification

Event organizers are required to notify any nearby property owners who may be impacted by the holding of their special event. This notification must be made in writing and be given to said property owners no less than fourteen (14) days prior to the planned event. The special event permit will not be issued unless this requirement has been met. The written notice must include the following information:

- Date and time of special event
- Location of the event
- Additional areas affected by the event
- Type of event
- Planned road or parking lot closures
- Noise considerations (loud music, etc.)
- Estimated number of attendees

Notification Acknowledgement *

☒ I have read and understand this requirement

Insurance

It is the responsibility of the special event organizer(s) to secure and provide a **COMMERCIAL GENERAL LIABILITY** insurance policy that covers the planned special event. This policy must provide coverage of no less than \$500,000 combined single limit per occurrence. This insurance policy must include a rider for alcohol if it is to be sold, provided or consumed. Insurance requirements may be increased upon demand of the Twin Falls City Attorney, Twin Falls City Risk Manager and/or other local government entities with jurisdiction.

Each policy shall be written as a primary policy, not contributing to, or in excess of, any coverage which the City may carry. A certificate of Insurance naming the City of Twin Falls as additionally insured and as the certificate holder must be provided with this application. Failure to provide insurance coverage will immediately terminate special event application or approval.

Insurance Documents

Security

As an event organizer, you are required to provide a safe and secure environment for your event. This is accomplished through pre-planning and anticipation of problems or concerns related to event activities.

Most major events require the services of approved security (either paid professional security or a law enforcement agency). The Special Events Coordinator/Sergeant will evaluate each event application and determine the necessity of and type of security. Police Officers may be required depending on the scope of event.

The organizer may also be required to provide additional services (lost child booth, trained medical personnel, etc.) at the discretion of the Special Events Coordinator.

Alcohol

Alcohol sold or dispensed at special events must be done so by an established business with a current Alcohol License issued by the State of Idaho. Additionally, said business will be required to secure a City of Twin Falls Catering Permit from the Twin Falls City Clerk's Office. The catering permit must be properly issued and a copy be given to the Special Events Coordinator no less than two (2) weeks prior to the start of the event. The licensing fee for a City of Twin Falls catering permit is \$20.00 per day and is separate from any other application fees.

Alcohol/Beer Gardens:

All events serving alcohol within City owned property will be required to establish a beer garden for consumption. The beer garden shall be fenced, allowing for a single entry/exit point which is to be manned by employees at all times. All patrons consuming alcohol are required to present photo identification to verify age before admittance into the garden. Additionally, all patrons will be issued a wristband to be worn on the right wrist for easy verification. Carrying alcoholic beverages in or out of the beer garden is prohibited. Consuming alcoholic beverages will not be permitted in any other locations of the event.

Twin Falls City Code 8-3-7(F) prohibits the possession or use of glass beverage containers inside any city park. Therefore, glass containers are prohibited for use during special events.

The provisions and standards provided in this section may be modified depending on size, scope, location and time of the event. Modifications must be requested through the Special Events Coordinator and approved by the Special Events Committee.

Waste Plan

As an event organizer, you are responsible for the waste generated by your participants, spectators and vendors, as well as the costs associated with proper disposal.

Discarded Materials *

List what materials from your event will be discarded by vendors and attendees (i.e. cardboard, plastic bags, food waste, Styrofoam, plastic bottles, aluminum cans etc.):

cardboard, food wasted, plastic bags, cans, cups.

Have you arranged for portable toilets? *

☒ Yes ☐ No

Have you contracted for additional trash receptacles and/or dumpsters? *

☐ Yes ☒ No

Contact person in charge of waste. *

alejandro Castaneda

Phone number of contact

208-539-5758

Number of staff assisting in removal.

5

Any cleanup required by City Personnel following an event will be at the expense of the event organizers.

Restrictions and Signature

Please be aware of the following restrictions:

- Fires are allowed in fireplaces or grills only.
- Dogs must be on leash in parks, with the exception of Baxter Dog Park.
- Dogs are prohibited in the grassy park area of Dierkes Lake Park.
- Alcohol is prohibited at Dierkes Lake Park, Sunway Soccer Fields, First Federal Park & St Luke's Shelter, Oregon Trail Youth Complex, and Sawtooth Softball Fields Water slides, inflatable water features and dunk tanks are prohibited.
- Hours for amplified music are Mon—Fri 11am-9pm, Sat 8am-9:30pm, Sunday 12:15pm-8pm.

The following are prohibited in parks and on trails:

- Glass containers
- Soliciting
- Loitering and Boisterousness
- Discharging of fireworks and explosives
- Possessing intoxicating beverages where prohibited or be under the influence in any public space
- Throwing objects other than in designated areas
- Climbing trees
- Damaging, cutting, removing, or attaching anything to any trees or plants
- Digging or disturbing grass or natural landscape

- Walking or standing on monuments, fountains, railings, fences, or other features not designed for such use
- Disfiguring or removing any buildings or park amenities
- Endangering the safety of others
- Preventing any person from using any park or its facilities
- Violating park curfew of 11pm
- Hunting, trapping, or pursuing wildlife
- Polluting waters of any kind in parks
- Dumping or depositing trash other than in proper receptacles

1. The prior named Applicant/Organization, in consideration of its use of Twin Falls Parks and Recreation facilities, agrees to release, indemnify and defend the City of Twin Falls, and its agents, employees and representative, from any and all claims, demands or lawsuits arising out of the Applicant's/Organization's use of said facilities.
2. Groups, individuals and applicants further agree that they have received the City's policies, rules and regulations governing use of said facility and agree to be bound by the same.
3. Effect Of A Permit: A Twin Falls park permittee shall be bound by all park rules and regulations and all applicable ordinances as fully as though the same were inserted in said permit. The person or persons to whom a permit is issued shall be liable for any loss, damage or injuries sustained by any person or property by reason of the negligence of the person or persons to whom such permit shall have been issued. The director, or a duly authorized representative, shall have the authority to revoke a permit upon finding of violation of any rule or ordinance, or upon good cause. (Ord. 2735, 9-16-2002)

****Based on the details of your event, a parks use permit might be issued. By signing below, I agree that this permit may be revoked for reasons outlined above. I further agree that this permit will be revoked if it conflicts with any lawful order issued by a Federal, State, or local government agency, including orders issued in response to the COVID-19 pandemic.**

By signing this application, I certify that the information contained in the foregoing application is true and correct to the best of my knowledge. I understand that this application is made subject to the rules and regulations established by the Twin Falls City Council. I further agree to abide by these rules, and further certify that I, on behalf of the Host Organization, am authorized to commit that organization, and therefore agree to be financially responsible for any costs and fees that may be uncured by, or on behalf of, the Special Event to the City of Twin Falls.

Signature *

Benjamin Reed

Name *

Benjamin Reed

Date *

04/11/2025



Date: Monday, August 25, 2025
To: Honorable Mayor and City Council
From: Mandi Thompson, Assistant to the City Manager

PRESENTATION

Request:

Update on the development of the Rock Creek Restoration Master Plan and public engagement by Jacobs Engineering and GGLO.

Time Estimate:

20 minutes for the presentation and questions from Council.

Background:

For the past three years, the City Manager, Council members, and City staff have been working closely with US Congressman Mike Simpson's office to formulate a water quality project for the restoration of Rock Creek. In November 2023, the City entered into a cooperative agreement with the Natural Resources Conservation Services (NRCS), a division of the U.S. Department of Agriculture (USDA) to access the \$5 million in direct appropriations made possible by Congressman Simpson.

The Rock Creek Restoration and Water Quality Project is a "once-in-a-generation" opportunity seeking to enhance water quality, fish & wildlife habitat, urban outdoor recreational opportunities, and provide flood control benefits in the lower Rock Creek watershed. The first step in this project is the creation of a master plan for the restoration of the Rock Creek watershed. Through an RFQ process, the City selected Jacobs Engineering to create the master plan and subsequent list of capitol projects to improve Rock Creek and overall water quality in the area. Work began in April 2024 and will be completed by January 2026. As a part of the planning process, a robust public engagement piece was included in the proposal. Erin Cox with Jacobs Engineering and Mark Sindell and Josian Brown with GGLO will present the feedback from the community that was gathered through a community meeting and online survey.

Approval Process:

None.

Budget Impact:

None.

Regulatory Impact:

None.

History:

None.

Analysis:

None.

Conclusion:

Informational presentation.

Attachments:

1. 2025 08 25 Rock Creek Council Briefing
2. Survey Results With Comments

Rock Creek Watershed Restoration Master Plan

Project Update

August 25, 2025



GGLO Jacobs

Agenda

- 1) Project Overview (1 min)
- 2) Stakeholder Outreach and Engagement Summary (5 mins)
- 3) Watershed Assessment and Catchment Prioritization (3 mins)
- 4) Watershed Restoration Toolbox and Project Identification (10 mins)
- 5) What's Next (1 min)
- 6) Questions & Feedback



Project Overview

- Rock Creek is listed as impaired for total phosphorus (TP), total suspended solids (TSS), *E. coli*, and flow alterations.
- Twin Falls was awarded a NRCS Grant to develop a Master Plan for water quality improvements in the Rock Creek Watershed.
- City of Twin Falls, Twin Falls Canal Company, and regional partners will work together to improve water quality in the Rock Creek.

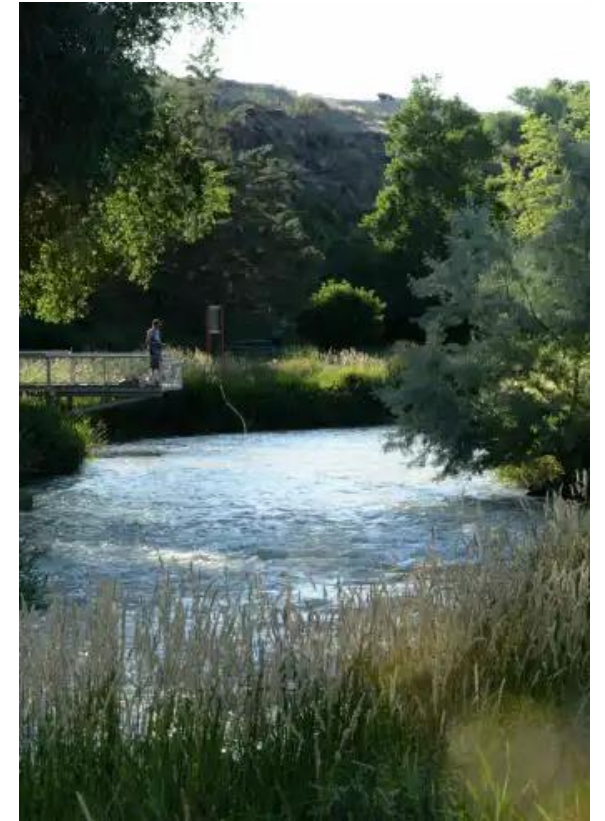


Project Vision

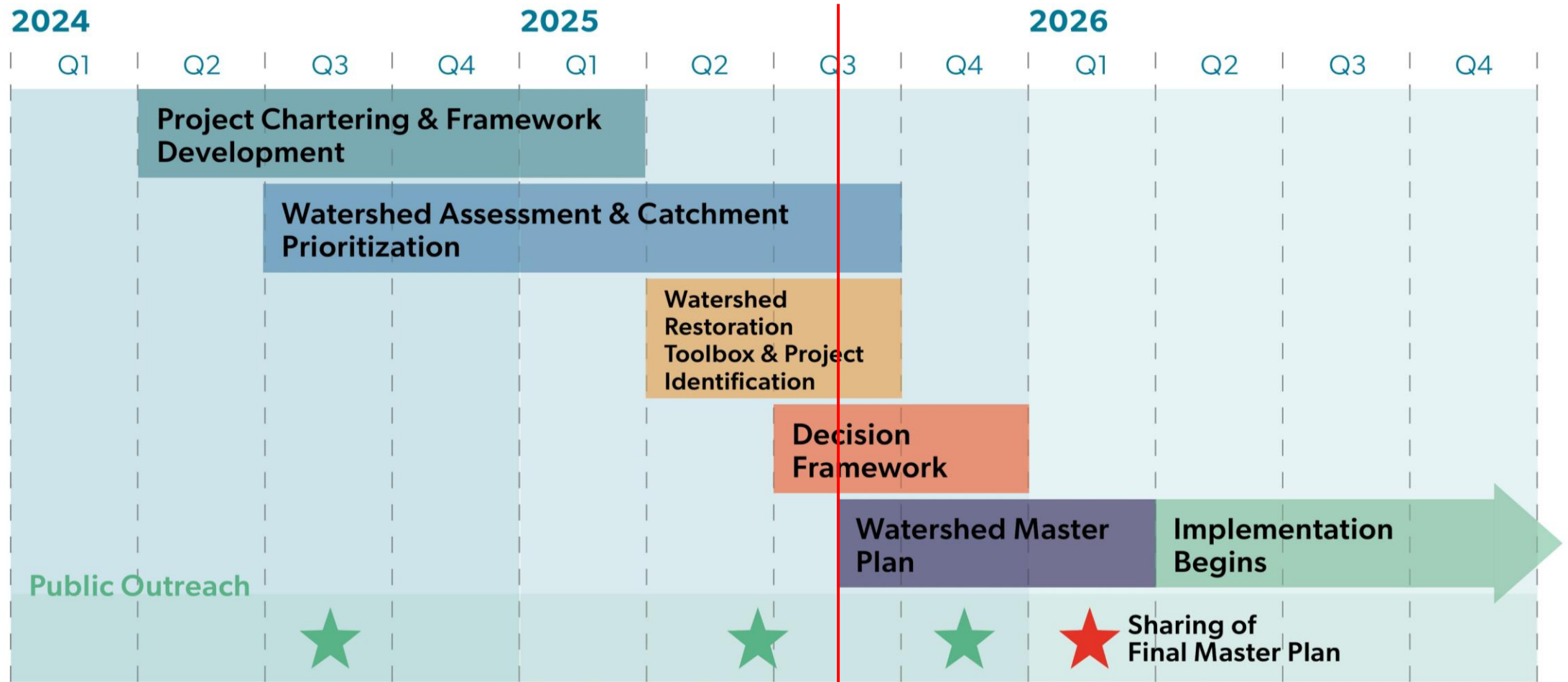
“This project envisions improved water quality that transforms Rock Creek into an urban habitat sanctuary flowing through the heart of Twin Falls. The Rock Creek ecosystem is restored to its pre-industrial condition, providing substantial benefits to wildlife, local economies, resident health, and community well-being.

Rock Creek’s restoration brings the opportunity to create an ecological asset and recreational hub in the center of Twin Falls, offering activities such as walking, biking, swimming, kayaking, nature viewing, and fly fishing. Safe and convenient access encourages year-round use, promotes healthy lifestyles, and fosters a strong sense of community.

The restored Rock Creek positively impacts the Snake River ecosystem and preserves and celebrates the region’s rich natural history. The improvements we make today leave a legacy and ensure the environmental health, connectivity, and livability of Twin Falls for generations to come.”



Timeline





Stakeholder and Outreach Engagement Summary

Outreach Plan



Discovery Phase

Cast a Vision

Identify issues



Draft Plan Phase

Gain local intel

Provide progress updates

Identify community priorities



Final Plan Phase

Get feedback on Master Plan

Identify priority projects



Outreach Plan



Discovery Phase

Cast a Vision

Identify issues



Draft Plan Phase

Gain local intel

Provide progress updates

Identify community priorities



Final Plan Phase

Get feedback on Master Plan

Identify priority projects



Draft Plan Engagement & Outreach

Community Leader Workshop (12 attendees)



- College of Southern Idaho
- Idaho Rivers United
- Magic Valley Fly Fishers
- Idaho Water Resources Board
- City of Twin Falls
- Ducks Unlimited

Public Workshop (about 50 attendees)



Online Survey (136 responses)

Rock Creek Watershed Restoration Master Plan *Public Survey 01*

This survey is 16 questions long and takes most people around 10 minutes to complete.

1. We would like to understand how important Rock Creek is to the community's experience of Twin Falls. On a scale of 1 to 5, how important is Rock Creek (including the canyon, creek, park, and trails) to your enjoyment of the Twin Falls area?



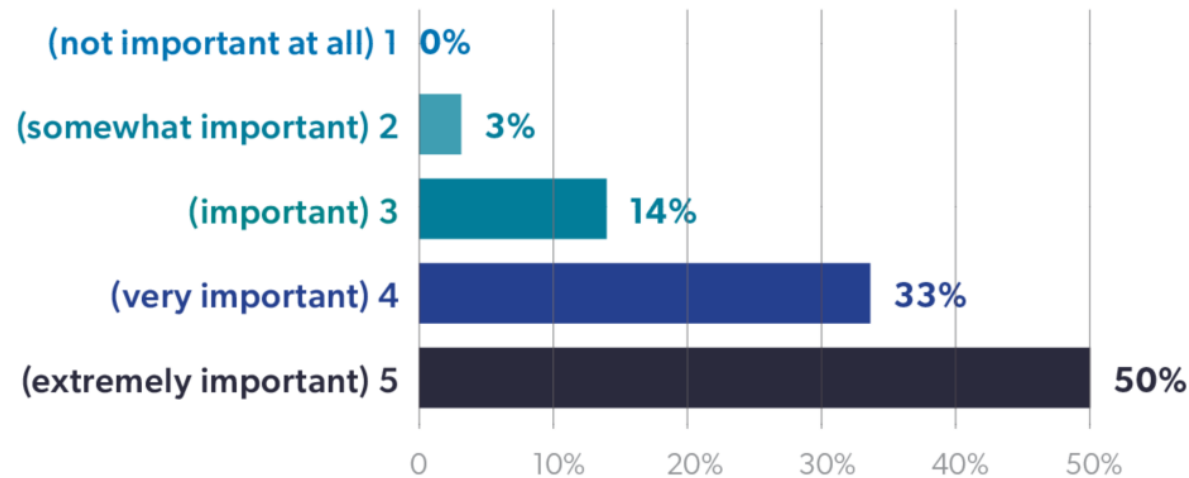
What We Heard

- Rock Creek is very important to the community
- Overwhelming support for the project and vision
- Over 85% of respondents consider the creek dirty
- Nearly 80% of respondents support using public funds to improve water quality

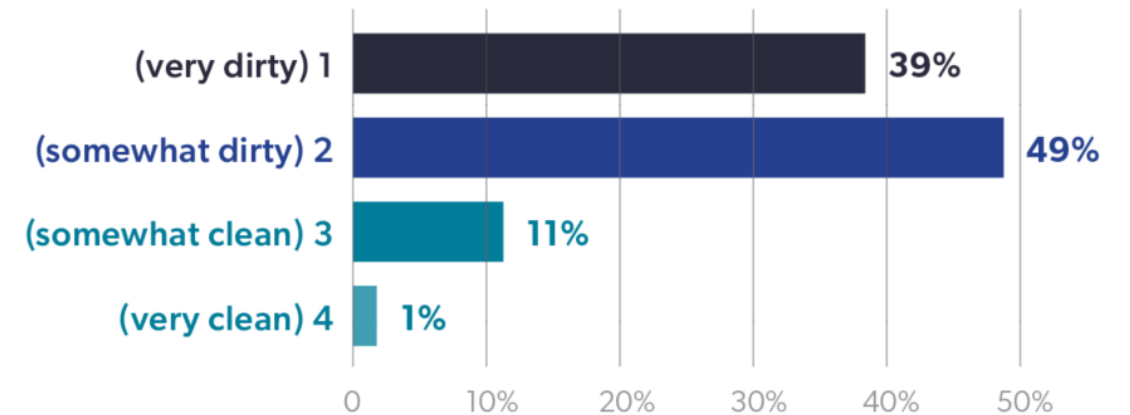


Public Survey

1. On a Scale of 1 to 5, how important is Rock Creek (including the canyon, creek, park, and trails) to your enjoyment of the Twin Falls area?

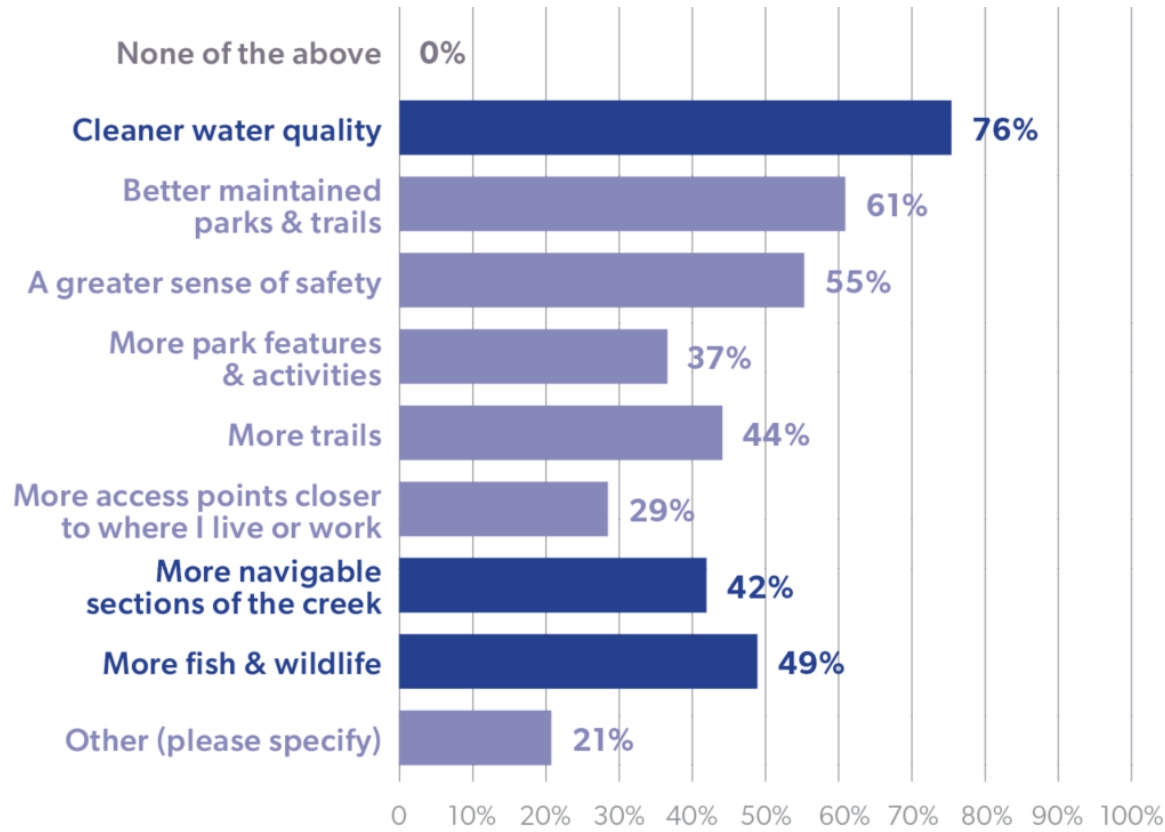


2. On a scale of 1 to 4, how would you rate the water quality of Rock Creek?

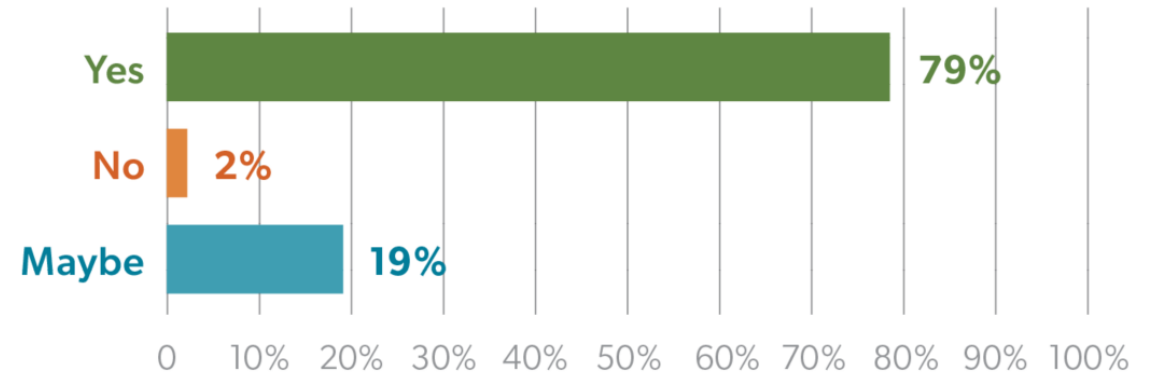


Public Survey

3. Which of the following would increase your use of Rock Creek? Select all that apply.



4. Would you support using public funding to improve Rock Creek?



Public Open House

Do you support the Project Vision?

Yes  22

No 0

What projects should we prioritize to improve water quality?

Livestock Exclusion Fencing  37

Constructed Wetland  24

Riparian Shading  23

Sediment Ponds  16

Fish Barrier Removal  16

Cover Crop Practices  15

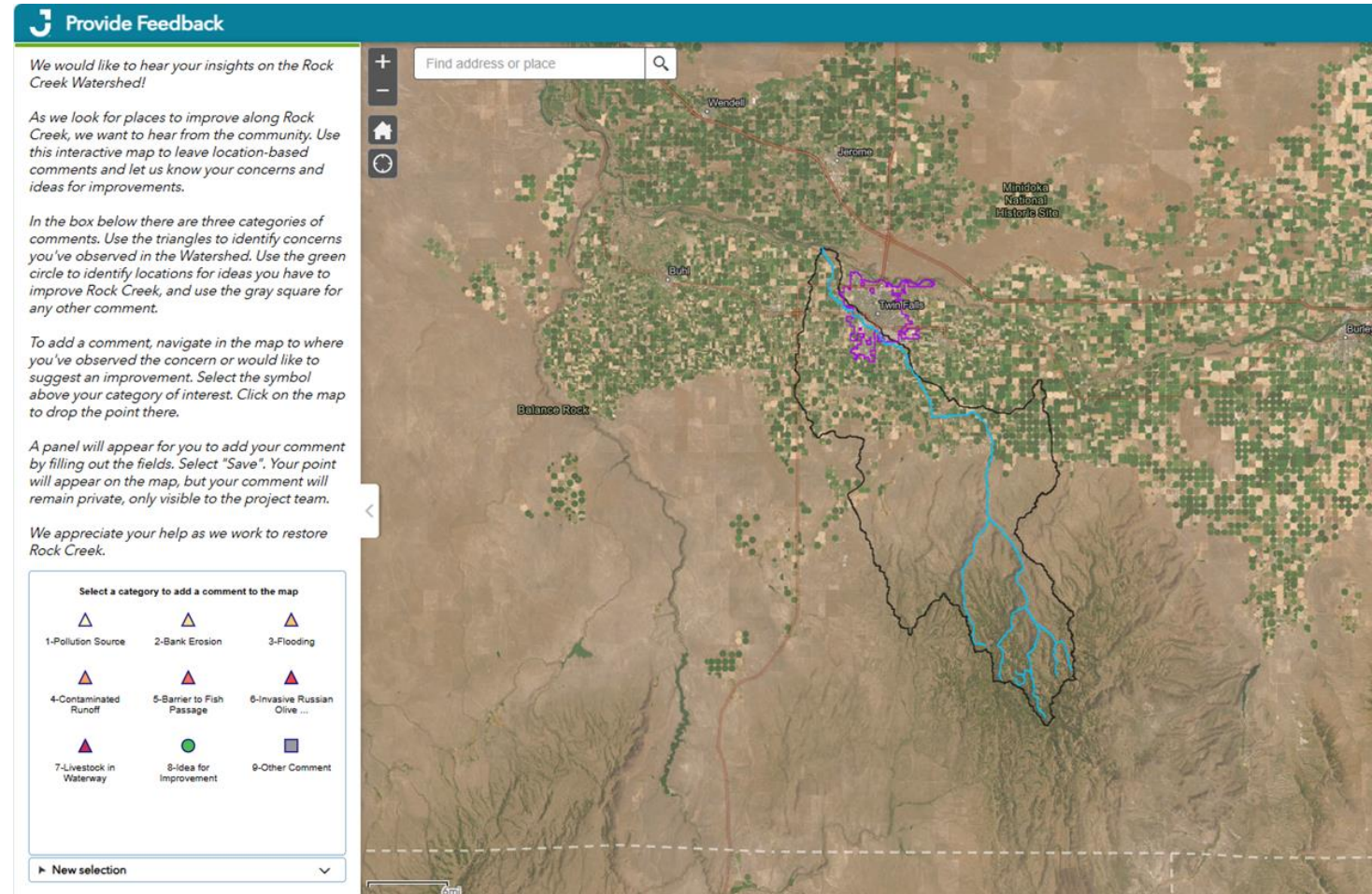
Bioretention  13

Bank Stabilization  10



Interactive Map

- An interactive map was shared with community leaders and the public to identify pollution sources and project opportunities
- **46 responses** received
- Results will be incorporated into recommended water quality projects and policies





Watershed Assessment & Catchment Prioritization

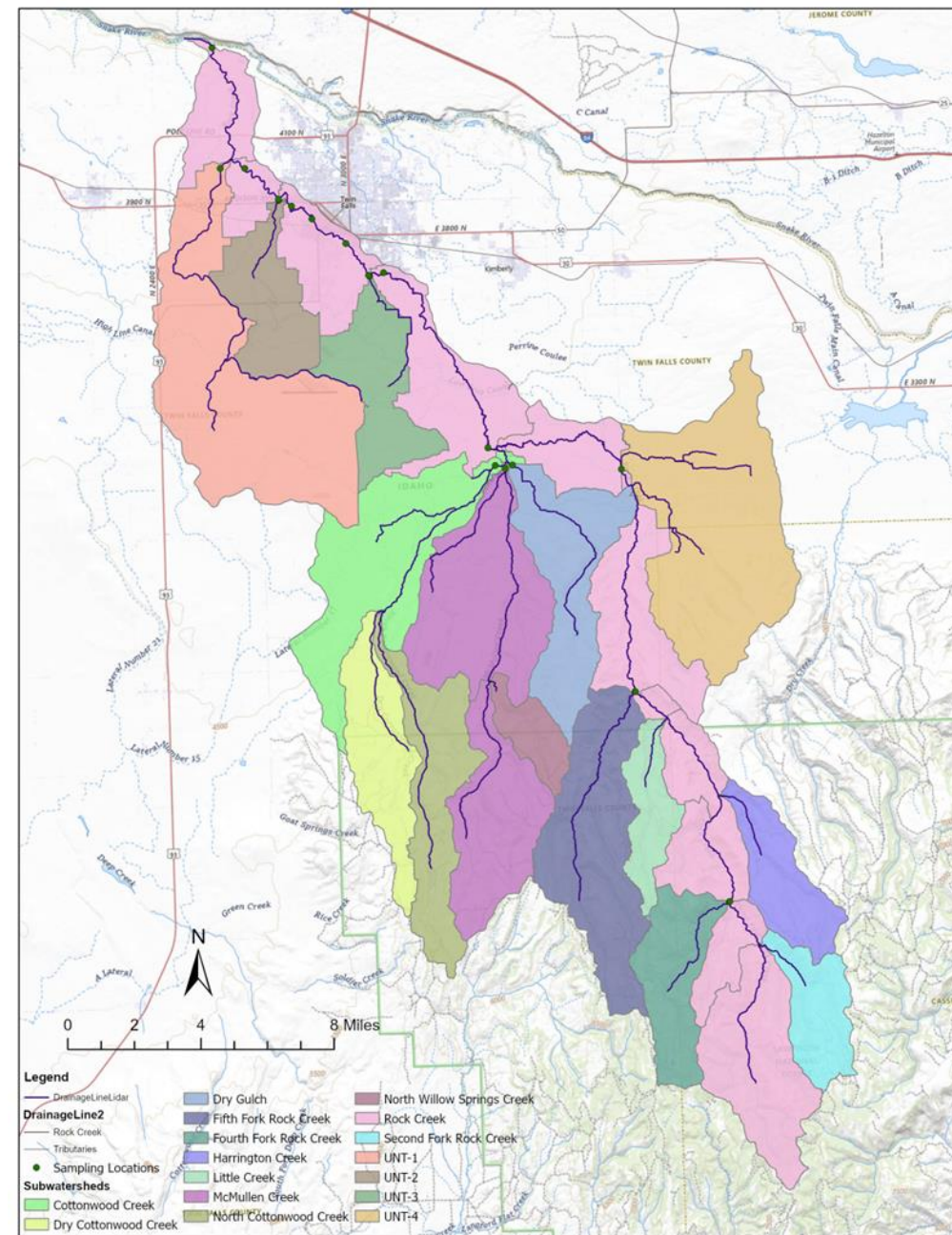
Summary

- **Watershed delineation:** 16 subwatersheds
- **Jacobs water quality sampling:** Trends are similar to historical data
- **Historical Data Analysis:** Water quality is bad, but better than during the 1970s
- **Subcatchment Prioritization:** Identifying the most impaired areas that need improvement



Rock Creek Watershed

- Total Watershed Area = 307 mi²
- Primary land ownership:
 - Public = 175 mi² (57%)
 - Private = 132 mi² (43%)
- 16 subwatersheds within Rock Creek Watershed



Potential Sources of Water Quality Impairment

- Sediment (Erosion)
 - Grazing and logging
 - Agricultural runoff
 - Recreational land use (OHVs)
- Temperature
 - Urban runoff and ag return flows
 - Loss of riparian habitat
- Nutrients
 - Agriculture, CAFOs, septic, urban runoff
- Bacteria
 - Septic
 - Feedlot operations



Water Quality Sampling Events

- Completed Sampling Events (5)

- April 16–18, 2024
- July 30–August 1, 2024
- November 19–21, 2024
- April 16–18, 2025
- August 5–7, 2025

- Upcoming Sampling Events (1)

- Low flow 2025 (Late Oct/Early Nov)



Water Quality Key Takeaways

- Spring runoff sample results were above the TMDL target levels for TSS and TP
 - Indicating sediment bound TP
- *E. coli* levels were high in the summer, corresponding with higher temperature
- Microbial results indicate a high level of ruminant microbials in the watershed
- Jacobs-collected water quality data follow similar trends to historical water quality data



Key

- Low number of TMDL exceedances (Jacobs Water Quality Data)
- Medium number of TMDL exceedances (Jacobs Water Quality Data)
- High number of TMDL exceedances (Jacobs Water Quality Data)
- Very high number of TMDL exceedances (Jacobs Water Quality Data)





Watershed Restoration Toolbox & Project Identification

Water Quality Improvement Projects

Urban Stormwater Projects

Detention/Retention/Wetland
Basin

Green Streets

Bioswales/Bioretention

Street Sweeping



Water Quality Improvement Projects

Urban Stormwater Projects

Detention/Retention/Wetland Basin

Green Streets

Bioswales/Bioretention

Street Sweeping

Agricultural Projects

Buffer Strips

Sediment Ponds
(Creation or Enhancement)

Fencing/Livestock Exclusion

Nutrient Application
Optimization

Cropping Practices (No
Till, Cover Crop, etc.)



Water Quality Improvement Projects

Urban Stormwater Projects

Detention/Retention/Wetland Basin

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Nutrient Application
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Cropping Practices (No Till,
Cover Crop, etc.)

River Corridor Projects

In-Channel Improvements
(Bank Stabilization or Channel
Restoration)

Floodplain Connection/
Enhancement

Tree Plantings for Shade

Fencing/Livestock
Exclusion

Fish Barrier Removal



Water Quality Improvement Projects

Urban Stormwater Projects

Detention/Retention/Wetland Basin

Green Streets

Bioswales/Bioretenention

Street Sweeping



Agricultural Projects

Buffer Strips

Sediment Ponds
(Creation or Enhancement)

Fencing/Livestock Exclusion

Nutrient Application
Optimization

Cropping Practices (No Till,
Cover Crop, etc.)



River Corridor Projects

In-Channel Improvements
(Bank Stabilization or
Channel Restoration)

Floodplain Connection/
Enhancement

Tree Plantings for Shade

Fencing/Livestock Exclusion

Fish Barrier Removal

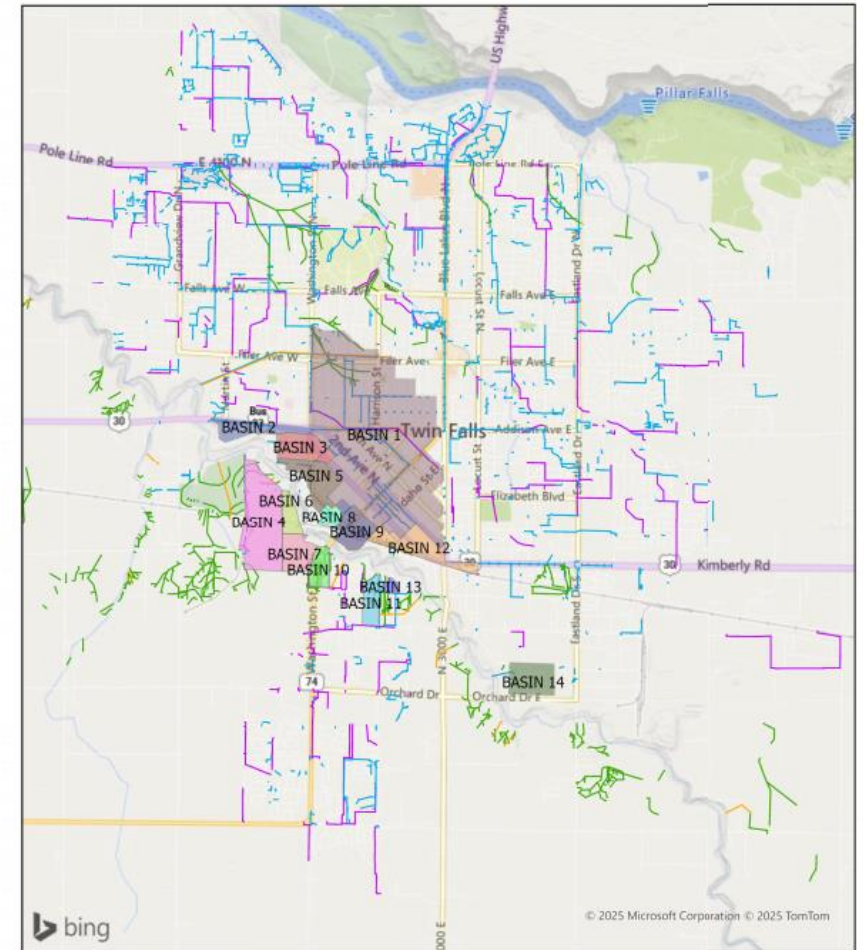


Rock Creek Watershed Restoration Master Plan



Urban Stormwater Projects Overview

- 14 delineated major stormwater basins based on LiDAR, GIS data, and City-provided maps
- Storm drains co-mingled with gravity irrigation pipes and seepage tunnels
- Identified locations of potential stormwater end of pipe solutions and distributed solutions



Legend

- Stormwater Pipelines
- Gravity Irrigation
- Drains
- Tunnels

0 4,500 9,000 Feet

Twin Falls Stormwater System
Overview



Urban Stormwater Project Types

BMP	Pollutant Removal/Benefit Achievement						
	Primary Targets			Secondary Targets			Application
	TSS	TP	Bacteria (<i>E. coli</i>) ¹	Total Nitrogen	Temperature	Flood Reduction ²	Distributed or Regional
Detention Basin	●	●	●	●	●	●	Regional
Retention Pond	●	●	●	●	●	●	Regional
Wetland Basin	●	●	●	●	●	●	Regional
Wetland Channel	●	●	NA	●	●	●	Distributed
Grass Swale	●	●	●	●	●	●	Distributed
Grass Strip	●	●	NA	●	●	●	Distributed
Bioretention	●	●	●	●	●	●	Both
Bioretention - POST Media	●	●	●	●	●	●	Both
Media Filter (Granular media/sand)	●	●	● ³	●	●	●	Both
High-rate biofiltration (HRBF)	●	●	NA	NA	●	●	Both
High-rate media filtration (HRMF)	●	●	NA	●	●	●	Both
Hydrodynamic separator (HDS)	●	●	●	●	●	●	Regional
Oil-grit separator (OGS)	●	●	NA	●	●	●	Distributed
Permeable friction course (PFC)	NA	NA	NA	NA	●	●	Distributed
Porous pavement	●	●	NA	NA	●	●	Distributed

Key

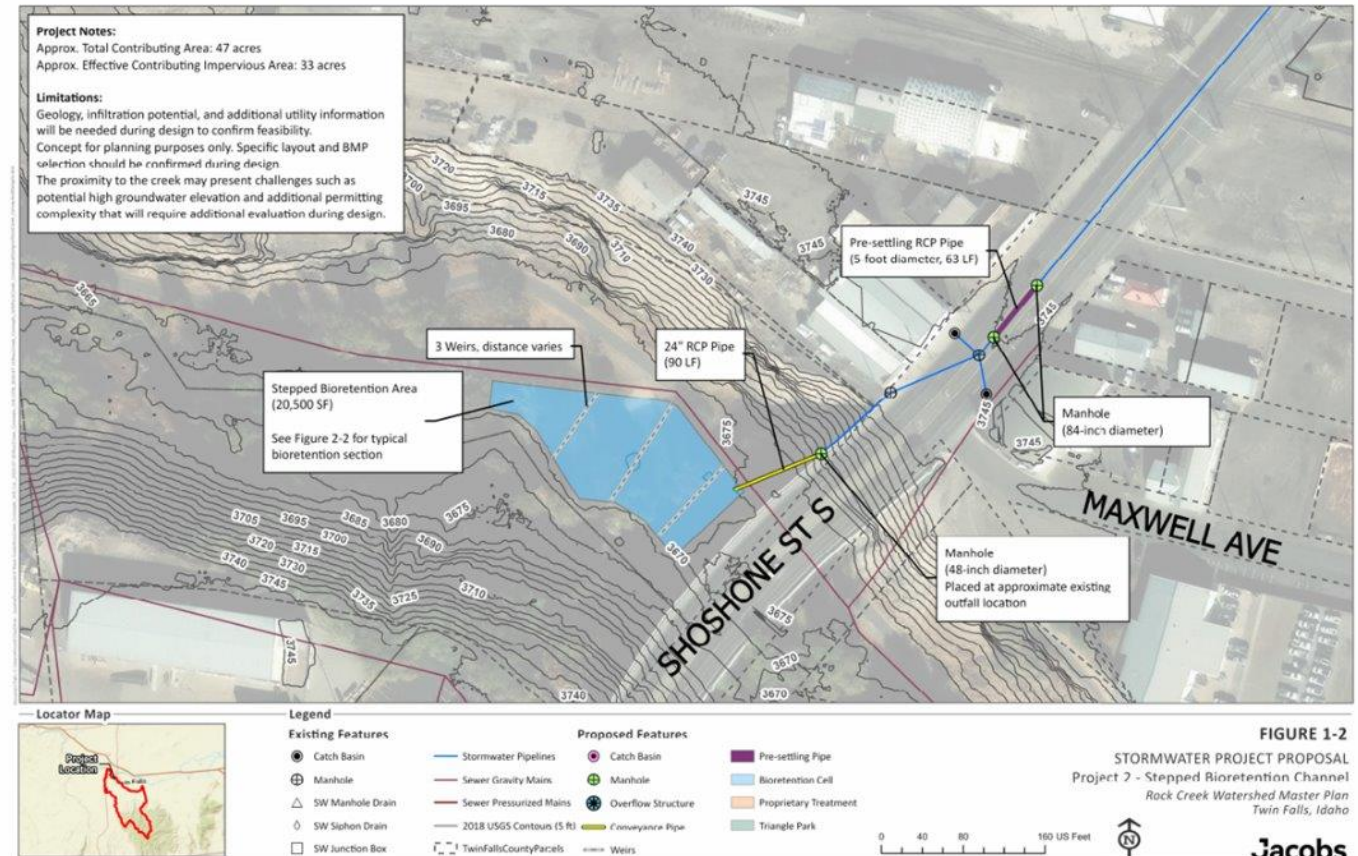
- Significant reduction in pollutant
- No significant reduction in pollutant
- Significant increase in pollutant
- NA Not tested or less than three studies tested for BMP

Notes

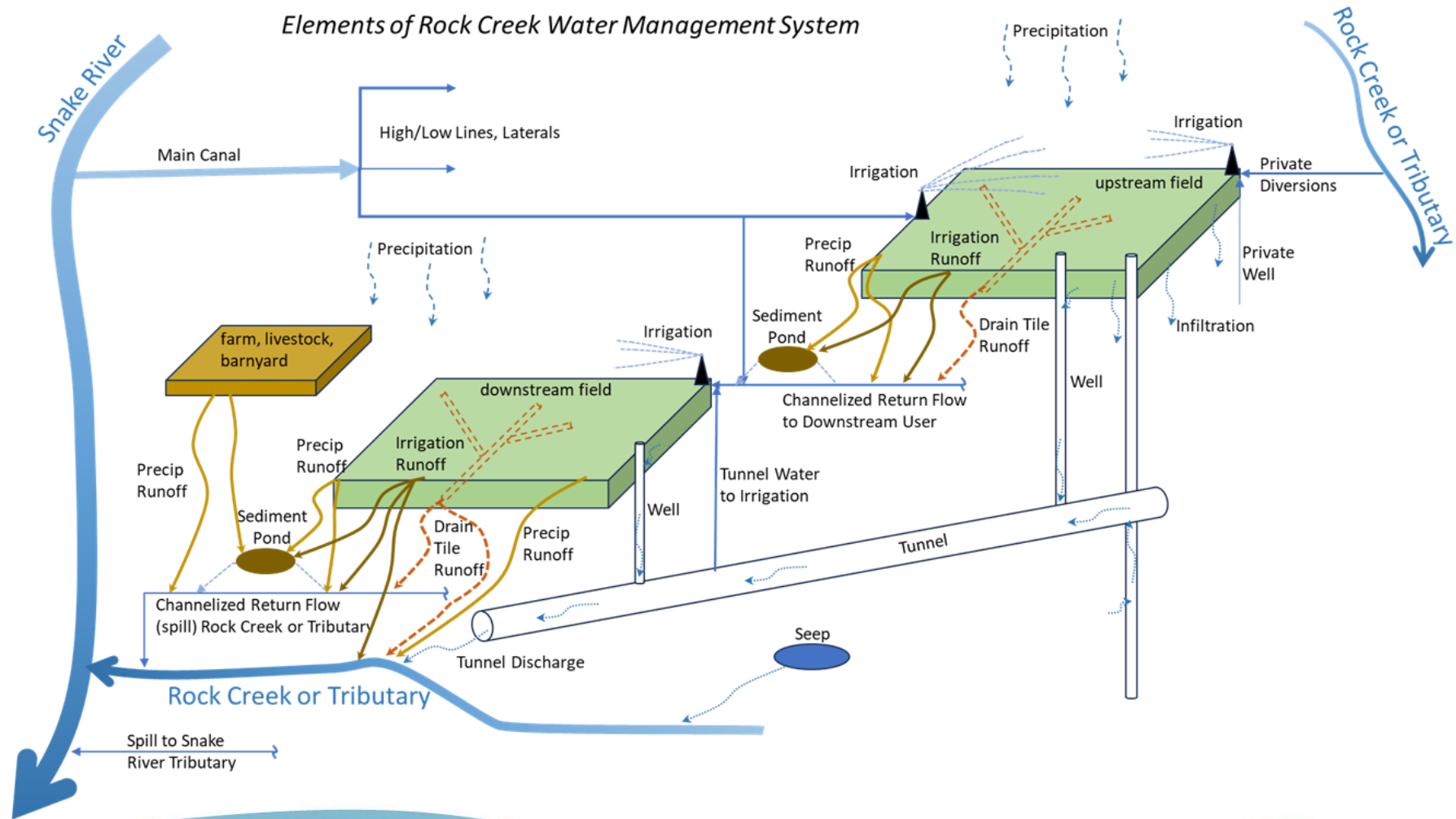
- ¹ *E. coli* removal is based on annual average results. Reduction benefit may vary based on season and climate.
- ² Flood reduction benefit may vary based on sizing methodology and location and ability to infiltrate.
- ³ Specific media design or selection may be required to achieve bacteria removal.

Urban Stormwater Project Identification

- Identified 16 projects
 - Narrowed down to 6 based on exclusionary criteria
- Presented projects to the City and received feedback
- Developed conceptual designs and cost estimate
- Stormwater projects were designed with maintenance in mind

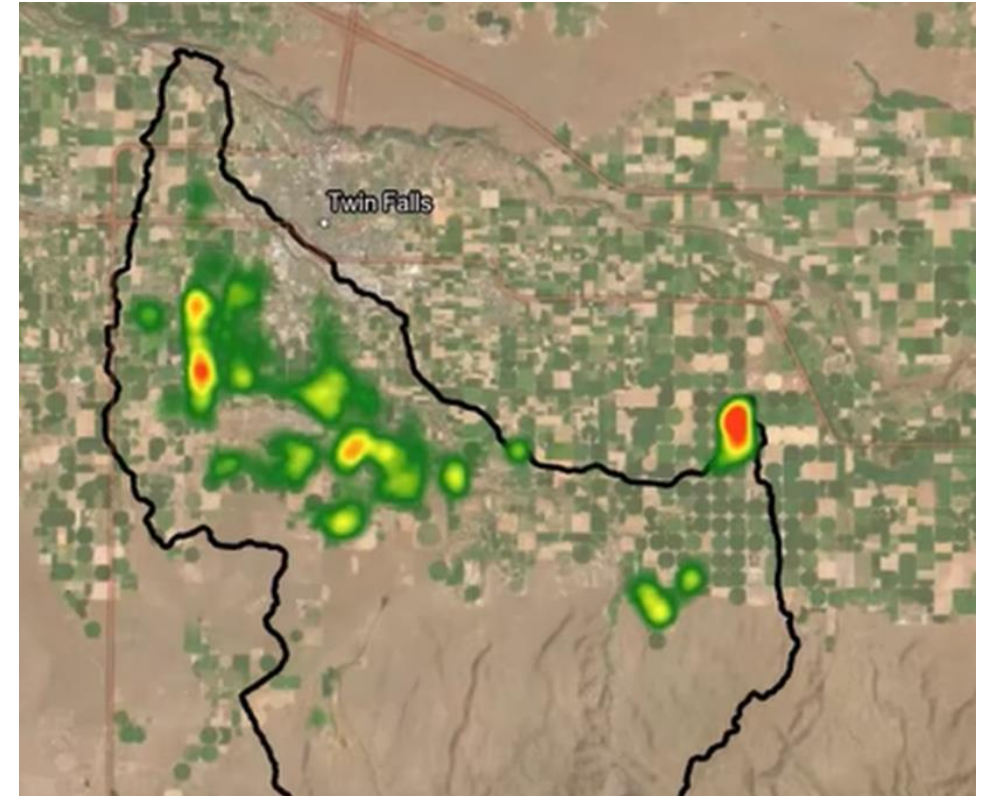


Agricultural Water Management Overview



Agricultural Projects – EVAAL Tool

- Erosion Vulnerability Assessment for Agricultural Lands (EVAAL) model developed for the agricultural areas in the watershed
- Considers crop rotations, slope, soil types, precipitation, concentrated flow to estimate relative ranking of erosion vulnerable areas
- EVAAL results will be used to determine agricultural project locations

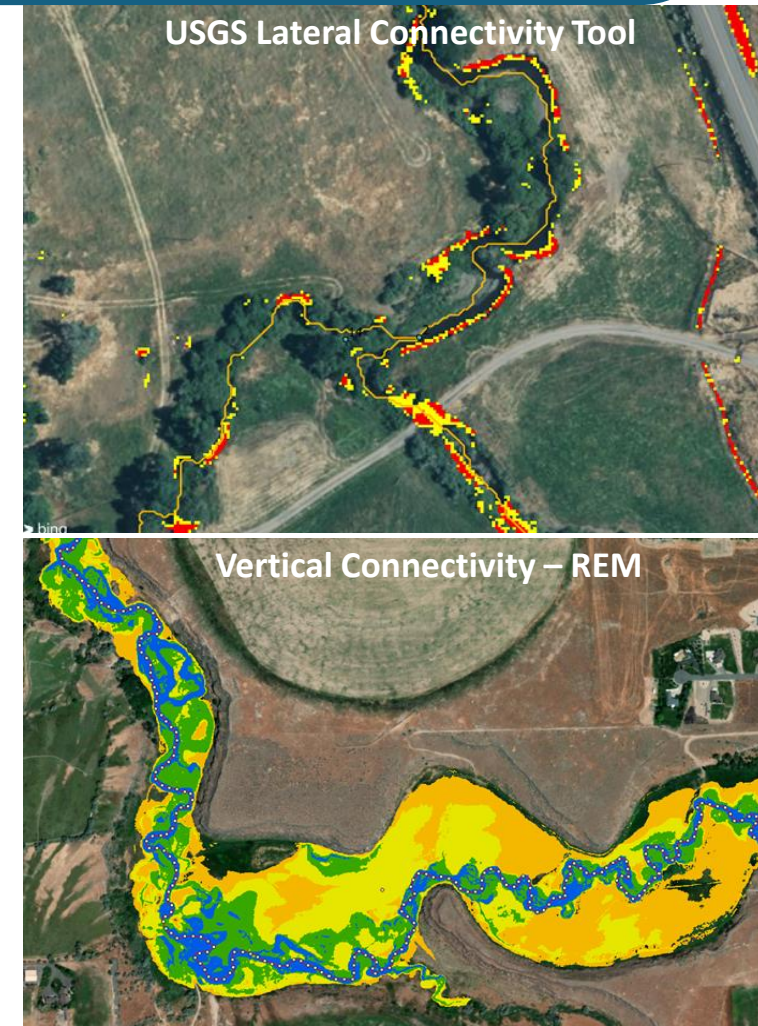
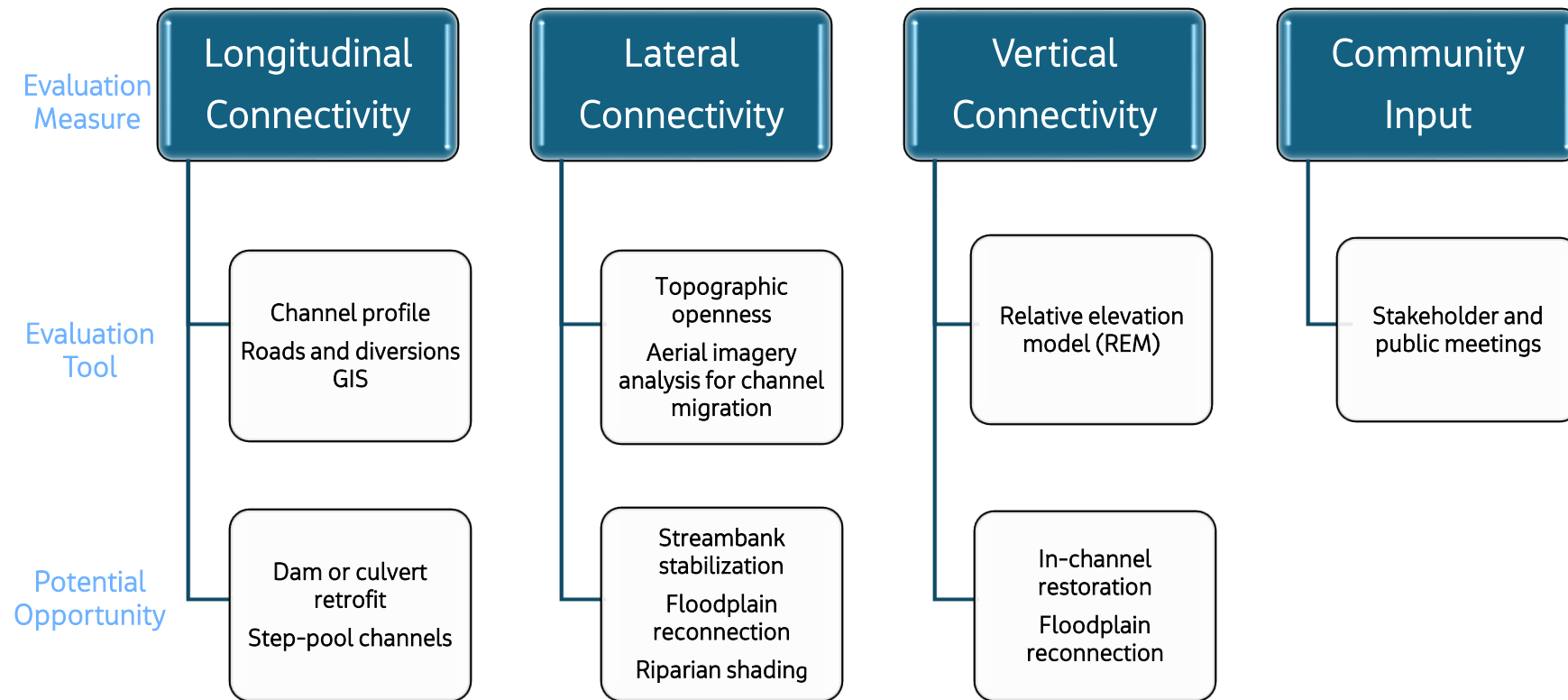


Agricultural Project and Program Identification

- Agricultural Programs
 - Cover crop, residue tillage, and filter strip incentive programs to increase BMP implementation
 - Grazing/pasture watering and buffer program with engineered waterway crossings and exclusion fencing
 - Conservation planning program to prioritize whole farm conservation opportunities
- Agricultural Projects
 - 3-5 potential regional sediment ponds
 - 3-5 potential constructed wetlands



River Corridor Projects Overview



River Corridor Project Types

BMP	Pollutant Removal/Benefit Achievement ¹						
	Primary Targets			Secondary Targets			Spatial Application
	Nutrients	Temperature	TSS	Habitat	Recreation	Fish Passage	Local or Reach
Floodplain or side channel reconnection	●	●	●	●	●	●	Both
Bank stabilization	●	●	●	●	●	●	Local
In-channel restoration	●	●	●	●	●	●	Both
Riparian shade	●	●	●	●	●	●	Reach
Fish barriers	●	●	●	●	●	●	Local
Exclusion fencing	●	●	●	●	●	●	Local

Key

- Significant reduction in pollutant
- No significant reduction in pollutant
- Significant increase in pollutant
- NA Not tested or less than three studies tested for BMP

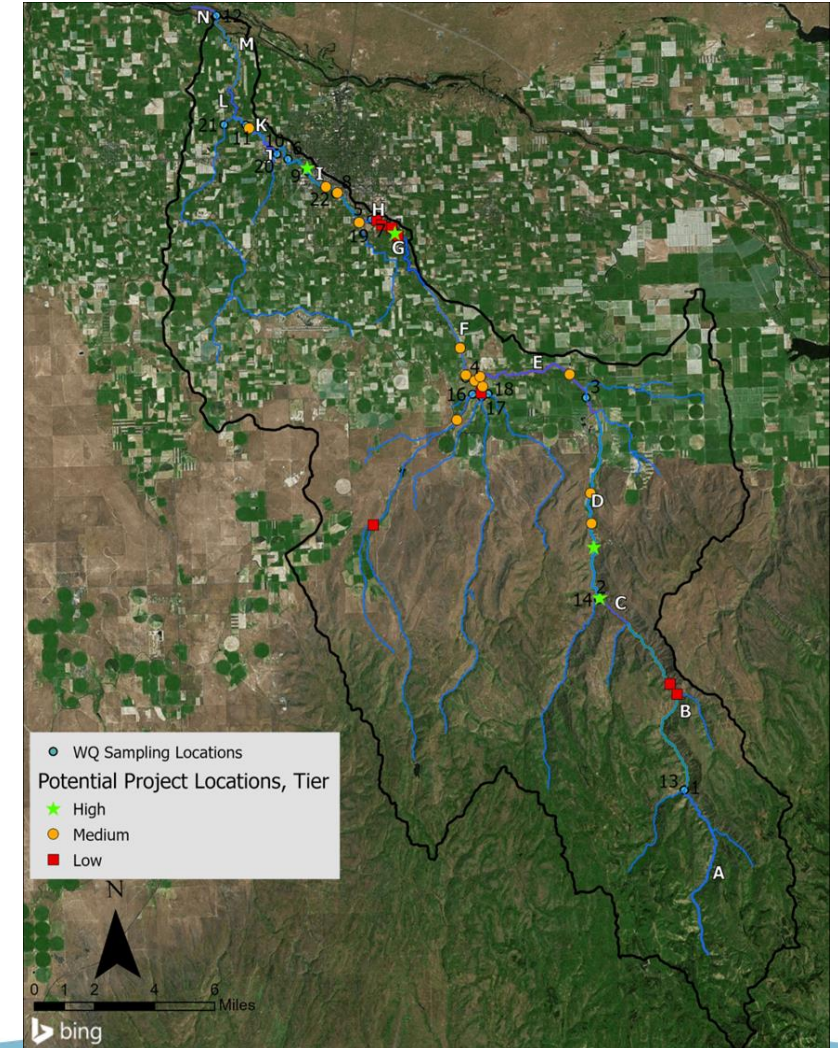
Notes

¹ These conclusions are based on general assessment of project benefits. Actual benefits vary in magnitude and direction, and depend on time, location, and other contextual conditions.



River Corridor Project Identification

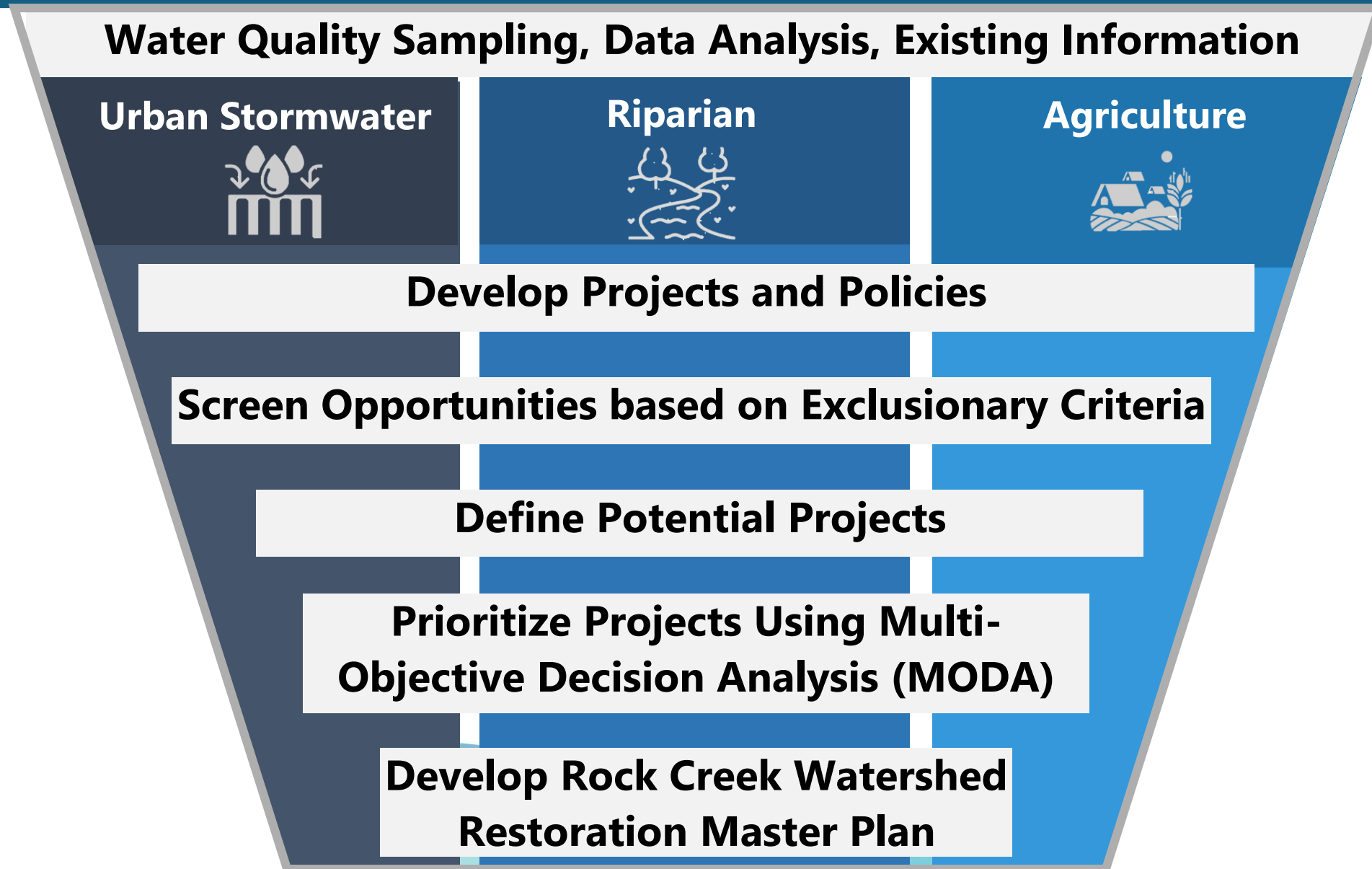
- Identified 25 potential projects
 - High, medium, and low tiers
 - To be presented to City for feedback
- Projects focus on maintaining and improving connectivity to achieve water quality benefits
- Considered water quality trends and proximity to urban and agricultural projects
- Geomorphic reaches used as focus areas



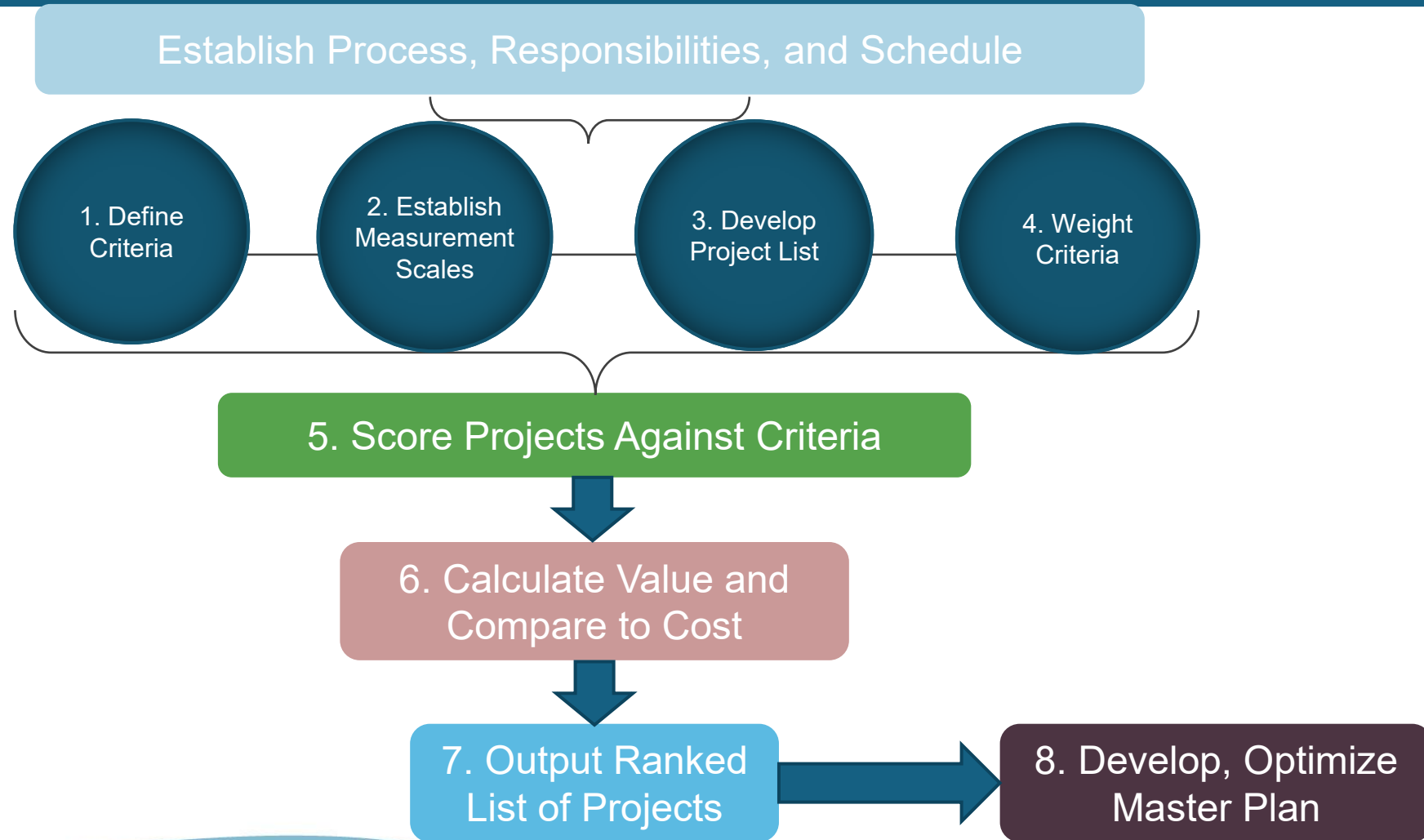


What's Next

Project Selection Decision Process



Prioritization Based on Multi-Objective Decision Analysis (MODA)



Rock Creek Watershed Restoration Master Plan

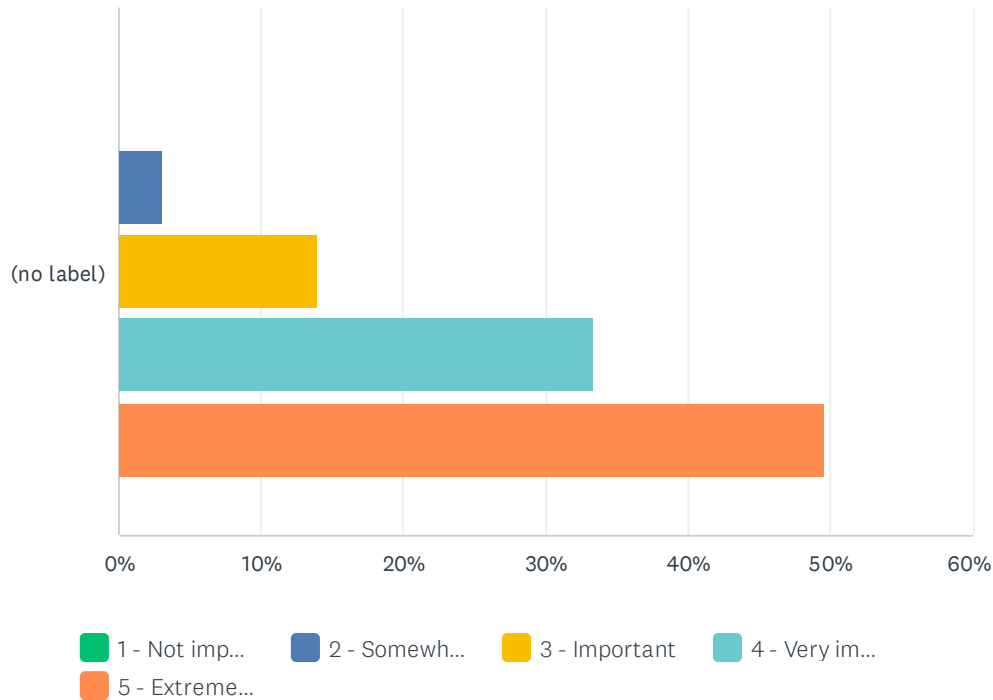
- Technical Document to be developed for the Master Plan with details on:
 - Water quality analysis
 - Subcatchment prioritization
 - Project details and methodology
 - Project and policy prioritization
- ArcGIS Story Map to be developed for the general public showing a summary of the Master Plan



Questions & Feedback

Q1 We would like to understand how important Rock Creek is to the community's experience of Twin Falls. On a scale of 1 to 5, how important is Rock Creek (including the canyon, creek, park, and trails) to your enjoyment of the Twin Falls area?

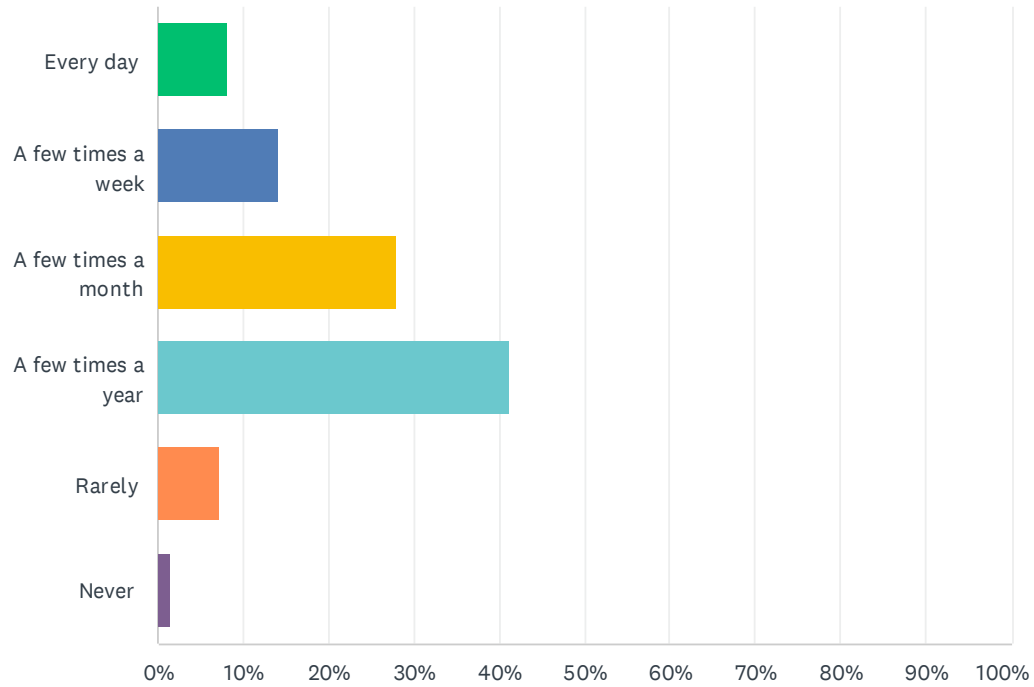
Answered: 129 Skipped: 7



	1 - NOT IMPORTANT AT ALL	2 - SOMEWHAT IMPORTANT	3 - IMPORTANT	4 - VERY IMPORTANT	5 - EXTREMELY IMPORTANT	TOTAL	WEIGHTED AVERAGE
(no label)	0.00%	3.10%	13.95%	33.33%	49.61%	129	4.29
	0	4	18	43	64		

Q2 How often do you access Rock Creek, including the canyon, creek, park, or trails?

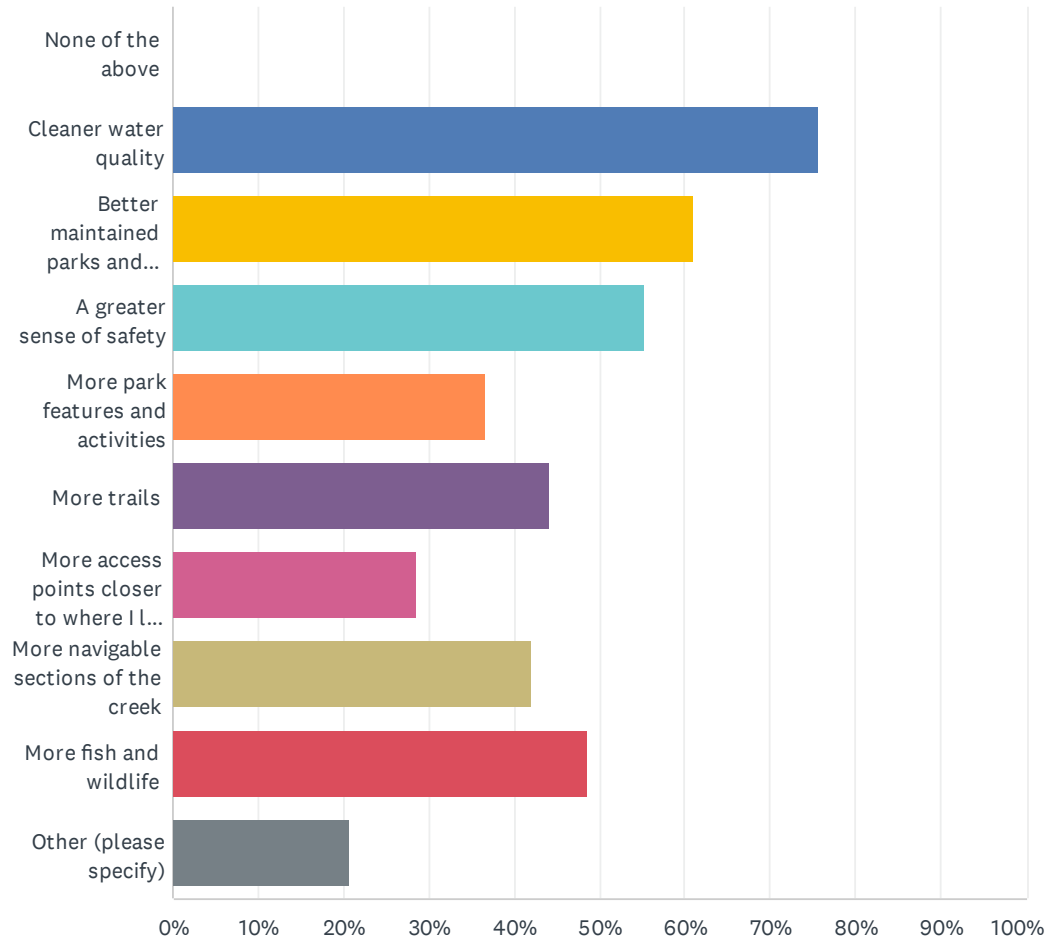
Answered: 136 Skipped: 0



ANSWER CHOICES	RESPONSES	
Every day	8.09%	11
A few times a week	13.97%	19
A few times a month	27.94%	38
A few times a year	41.18%	56
Rarely	7.35%	10
Never	1.47%	2
TOTAL		136

Q3 Which of the following would increase your use of Rock Creek? Select all the apply.

Answered: 136 Skipped: 0



Rock Creek Watershed Restoration Master Plan Public Survey 01

ANSWER CHOICES	RESPONSES	
None of the above	0.00%	0
Cleaner water quality	75.74%	103
Better maintained parks and trails	61.03%	83
A greater sense of safety	55.15%	75
More park features and activities	36.76%	50
More trails	44.12%	60
More access points closer to where I live or work	28.68%	39
More navigable sections of the creek	41.91%	57
More fish and wildlife	48.53%	66
Other (please specify)	20.59%	28
Total Respondents: 136		

#	OTHER (PLEASE SPECIFY)	DATE
1	A whitewater park	7/18/2025 2:37 PM
2	Removal of Russian Olive trees	7/18/2025 9:31 AM
3	Clean water, where I could feel safe to let my family and dog enjoy what could be a beautiful outdoor experience.	7/1/2025 1:44 PM
4	remove the disgusting junkies	6/27/2025 5:25 PM
5	Cleanup of hazardous materials and waste caused by the City of Twin Falls located at their Gravel Yard Property	6/27/2025 4:39 PM
6	The presence of strong sewer gas odors in this area is a significant deterrent, as the smell is so intense it causes physical discomfort, including a burning sensation in the nose.	6/24/2025 9:47 AM
7	Less awful smell in the areas surrounding downtown Twin Falls	6/23/2025 5:32 PM
8	The smell. That's the number one thing.	6/23/2025 4:31 PM
9	friendlier kayaking availability	6/23/2025 4:05 PM
10	Park needs security guard(s) in the evenings to watch for drugs, alcohol use, and vagrants camping out.	6/23/2025 2:03 PM
11	Better enforcement (motorized e-bikes go too fast on trail; many nuisance feral cats)	6/23/2025 12:27 PM
12	GET RID OF THE DISC GOLF. It's a menace for people using the park. We've been hit with discs while walking the trails more than once. They also play loud music with traveling speakers that blast everywhere they go, which makes enjoying the park a challenge. More event spaces further along the trails near wide open spaces where you could have a festival with electrical and water connections. Also, it would be great if we could have a campsite there, not just an RV park. We do enjoy the quiet of the park, too, but it's so big, we think it has potential for more amenities and water activities (paddle boards, canoes, docks to stand on), or a basketball court or more sport options that don't disturb others, and a campsite for staycations, when family visit, etc. UPGRADE THE BATHROOMS to real bathrooms, not scary primitive ones. Maybe install showers/bathrooms for camping. Would like to see more benches, picnic tables around. Maybe something for nature appreciation- educational kiosks or stands... something for bird watching, history of rock creek, the canyon rocks, or information along the trail about the different plant species growing (we take wildcrafting/foraging groups out sometimes to learn about the plants and trees). More diversity in the flora and decrease the Russian Olive population that's taking over. CABINS and YURTS to rent for camping. Fix the trails that are broken up from tree roots. Make the trail wider, make the trail more bike-friendly.	6/20/2025 8:20 AM

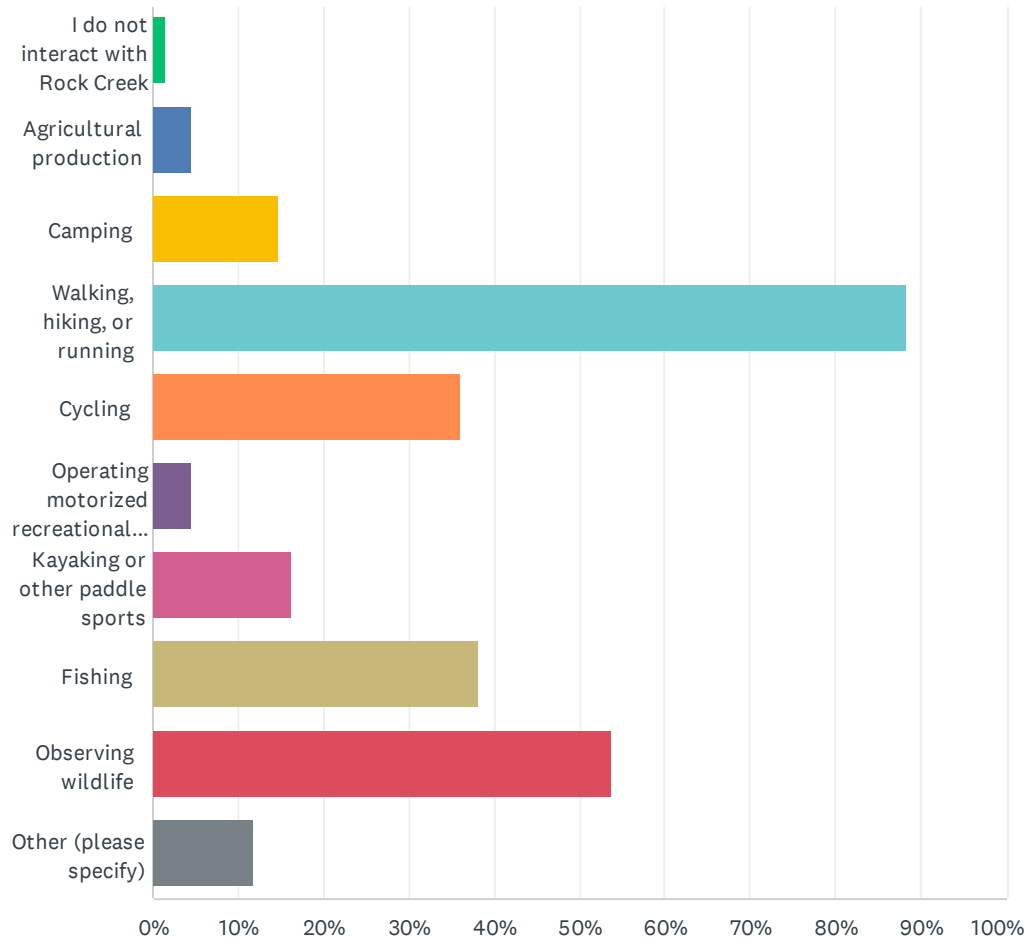
Rock Creek Watershed Restoration Master Plan Public Survey 01

Create some magical spaces for wonder, art and fun, both for adults and kids. A splash pad or water features for cooling off in the Summer (not just for kids!), and an upgrade of the playgrounds.

13	Living closer	6/19/2025 7:58 PM
14	Potable water and better restroom facilities in the main park area	6/19/2025 3:00 PM
15	Keep plenty of trees for shade for the walking path.	6/19/2025 2:19 PM
16	More native plant species	6/19/2025 2:13 PM
17	Surf wave	6/19/2025 1:40 PM
18	Quiet spaces, native plant gardens, eliminate feral cat population, information signs about plants, geology, wildlife and birds.	6/19/2025 1:29 PM
19	Surf wavw	6/19/2025 12:52 PM
20	Further connections to Auger Falls and possibly upstream as well	6/19/2025 10:17 AM
21	City to clean up existing their trash from peoples property	6/19/2025 7:10 AM
22	A surf wave in the river	6/18/2025 10:27 PM
23	Reduction in Smell from waste treatment plant	6/18/2025 8:01 PM
24	Bike lanes on the roads that connect to entrances (i.e. Shoshone st)	6/18/2025 7:53 PM
25	I would love to see the trail connect from the old fish hatchery on south blue lakes to auger falls bike park in the snake river canyon.	6/18/2025 7:12 PM
26	River wave similar to one at Boise for surfing	6/18/2025 6:48 PM
27	River surf wave	6/18/2025 6:01 PM
28	Off leash dog park with water access	6/18/2025 5:24 PM

Q4 What activities do you participate in along Rock Creek? Select all that apply.

Answered: 136 Skipped: 0



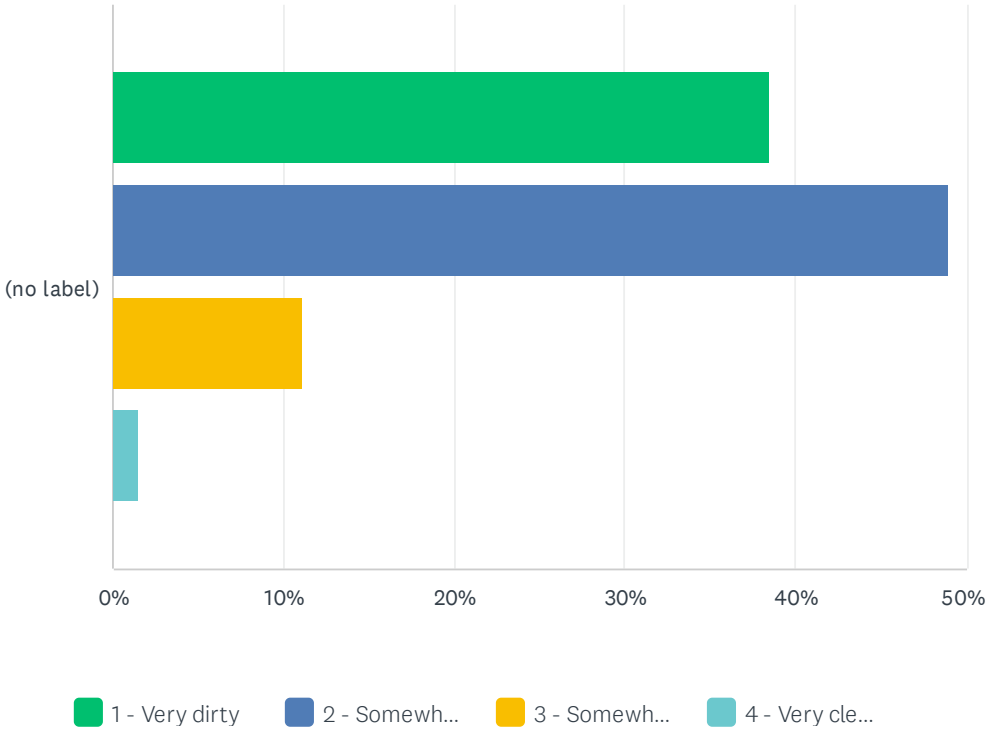
Rock Creek Watershed Restoration Master Plan Public Survey 01

ANSWER CHOICES	RESPONSES	
I do not interact with Rock Creek	1.47%	2
Agricultural production	4.41%	6
Camping	14.71%	20
Walking, hiking, or running	88.24%	120
Cycling	36.03%	49
Operating motorized recreational vehicles	4.41%	6
Kayaking or other paddle sports	16.18%	22
Fishing	38.24%	52
Observing wildlife	53.68%	73
Other (please specify)	11.76%	16
Total Respondents: 136		

#	OTHER (PLEASE SPECIFY)	DATE
1	I would fish, kayak, and let my dog play in the water if it were clean.	7/1/2025 1:44 PM
2	My family owns property within the Rock Creek Canyon	6/27/2025 4:39 PM
3	Frisbee golf	6/25/2025 7:18 AM
4	I have never considered fishing or kayaking to be an option because of the water quality.	6/23/2025 4:31 PM
5	I don't interact with Rock Creek due to safety reasons.	6/23/2025 4:14 PM
6	My property borders it so just observing it	6/23/2025 3:55 PM
7	Seasonal Photography of trees	6/23/2025 2:03 PM
8	Personal property along Rock Creek	6/20/2025 10:47 PM
9	We would do more if there were more to do!	6/20/2025 8:20 AM
10	Picnics and similar get-togethers	6/19/2025 3:00 PM
11	Bird watching and walking	6/19/2025 1:29 PM
12	Bird watching	6/19/2025 8:53 AM
13	School field trip- rock creek days	6/19/2025 7:26 AM
14	A family members home	6/19/2025 7:10 AM
15	Surf wave	6/18/2025 7:22 PM
16	I so participate in water activities, but water quality is too poor for me to want to do so at Rock creek	6/18/2025 6:48 PM

Q5 On a scale of 1 to 4, how would you rate the water quality of Rock Creek?

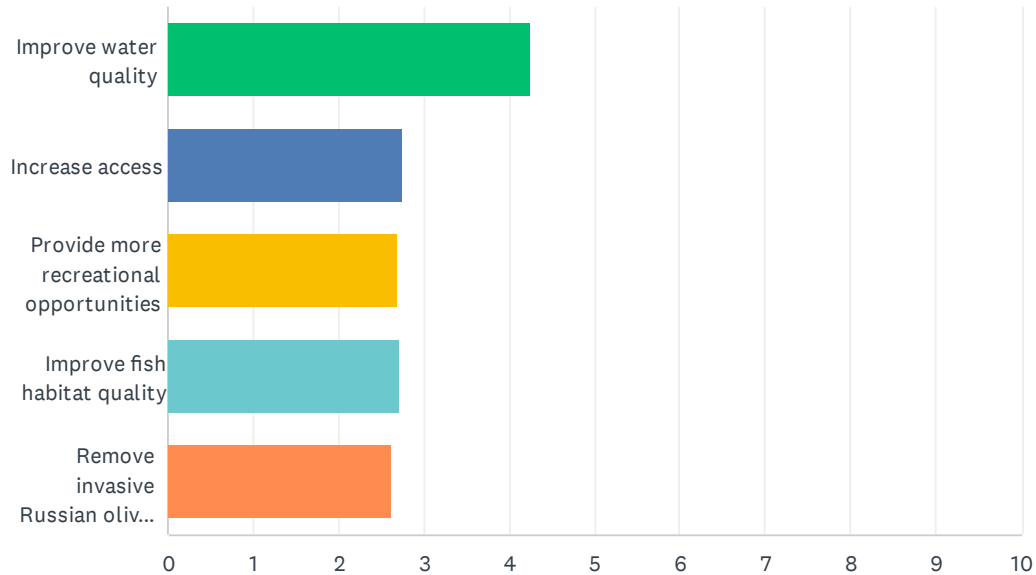
Answered: 135 Skipped: 1



	1 - VERY DIRTY	2 - SOMEWHAT DIRTY	3 - SOMEWHAT CLEAN	4 - VERY CLEAN	TOTAL	WEIGHTED AVERAGE
(no label)	38.52% 52	48.89% 66	11.11% 15	1.48% 2	135	1.76

Q6 In what areas would you like to see Rock Creek improve? Rank in order of priority, with the highest priority at the top.

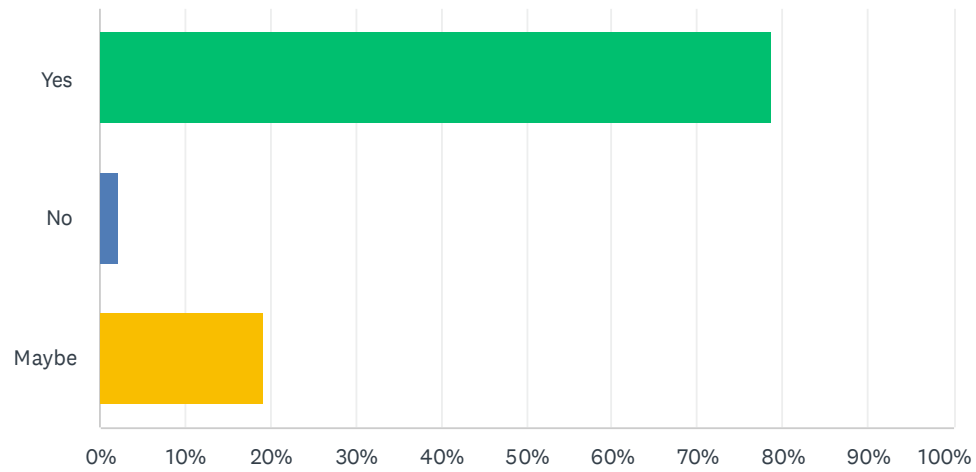
Answered: 130 Skipped: 6



	1	2	3	4	5	TOTAL	SCORE
Improve water quality	60.00% 78	17.69% 23	11.54% 15	7.69% 10	3.08% 4	130	4.24
Increase access	9.23% 12	19.23% 25	25.38% 33	29.23% 38	16.92% 22	130	2.75
Provide more recreational opportunities	15.38% 20	17.69% 23	16.15% 21	22.31% 29	28.46% 37	130	2.69
Improve fish habitat quality	3.08% 4	24.62% 32	30.77% 40	23.08% 30	18.46% 24	130	2.71
Remove invasive Russian olive trees and increase native vegetation	12.31% 16	20.77% 27	16.15% 21	17.69% 23	33.08% 43	130	2.62

Q7 Would you support using public funding to improve Rock Creek?

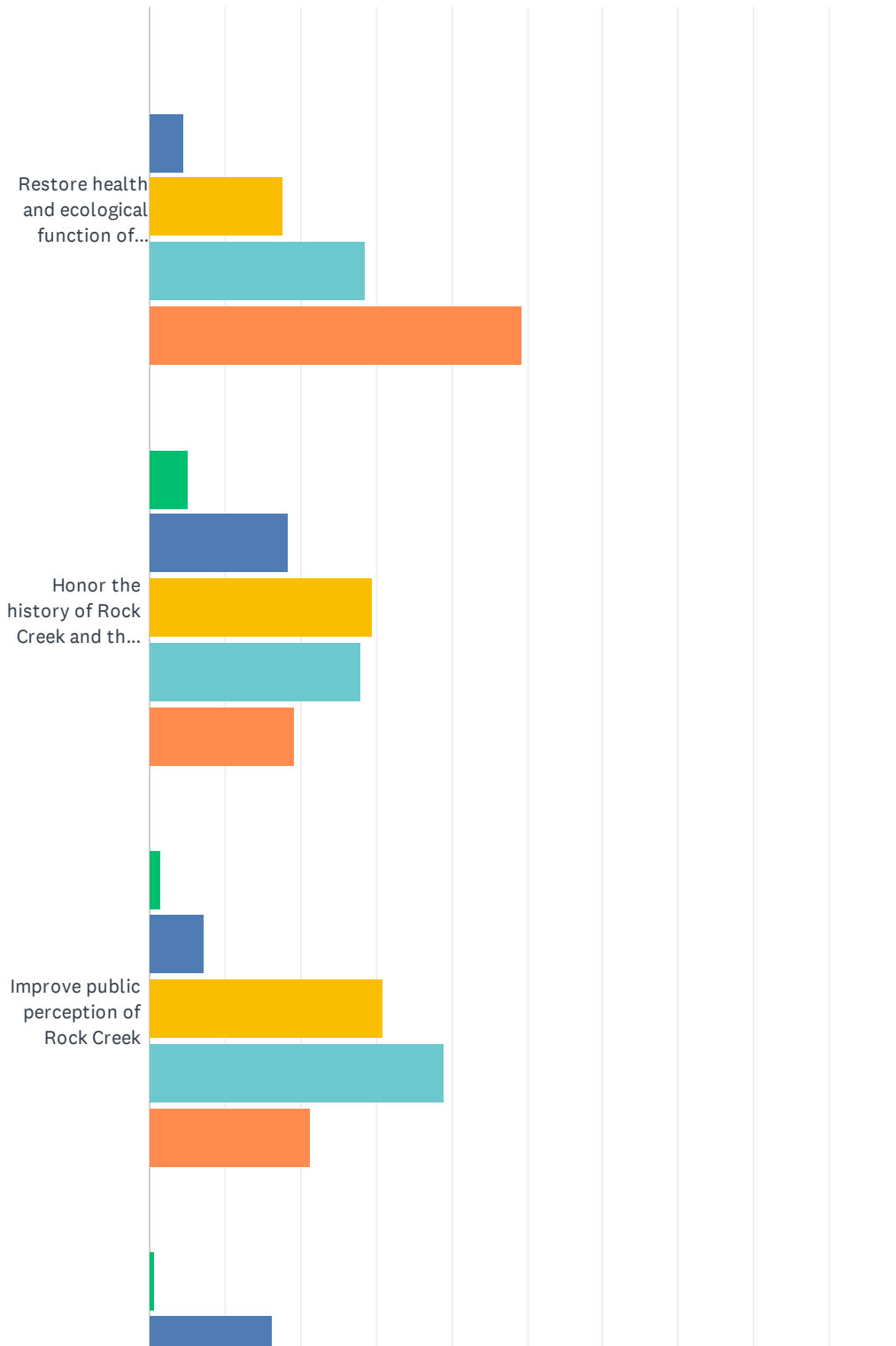
Answered: 136 Skipped: 0



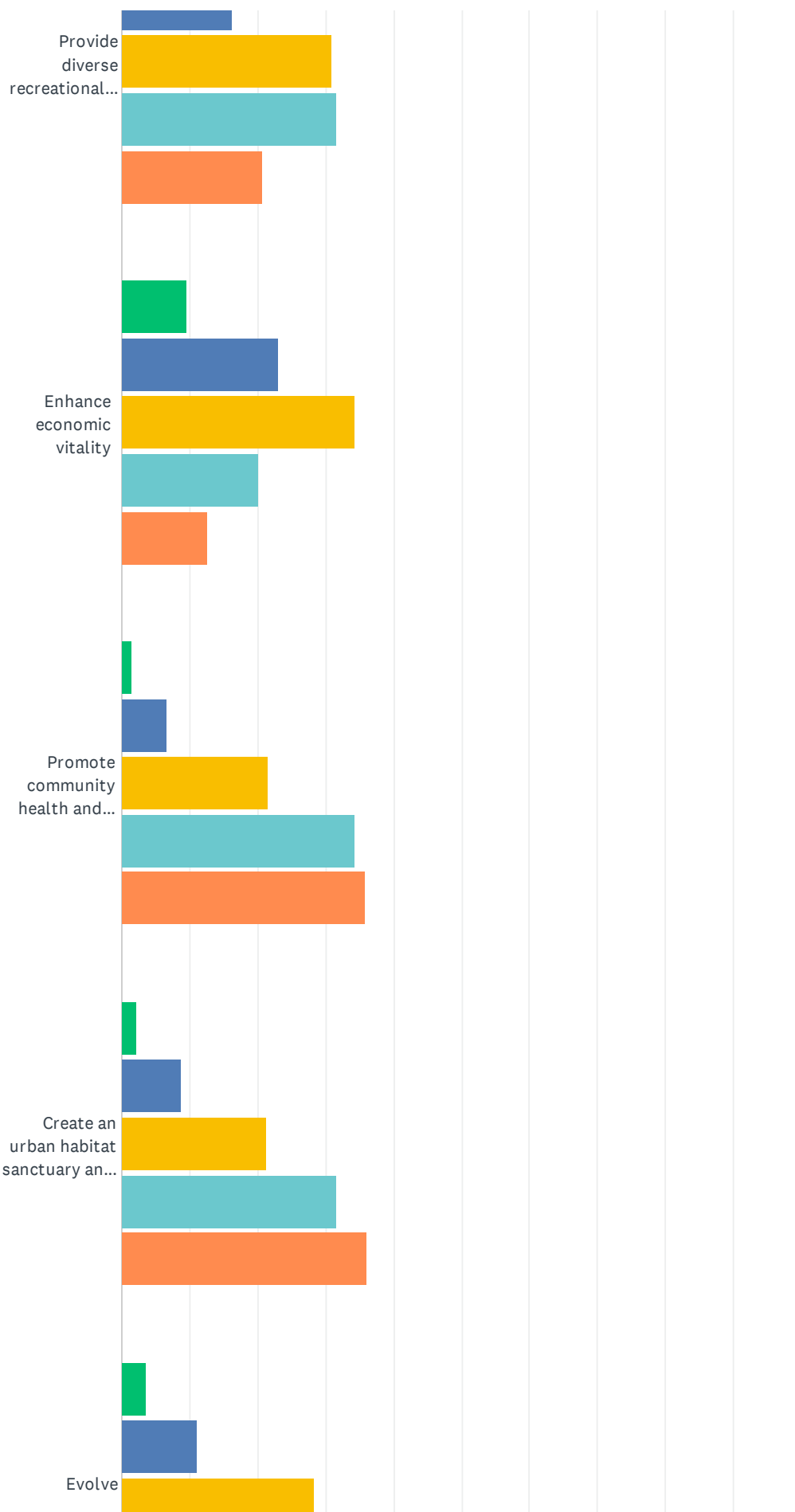
ANSWER CHOICES	RESPONSES	
Yes	78.68%	107
No	2.21%	3
Maybe	19.12%	26
TOTAL		136

Q8 Improving water quality in Rock Creek can provide many benefits for the community. We want to understand what potential benefits are most important to the community as we prioritize projects. How important to you are each of the following Potential Project Benefits?

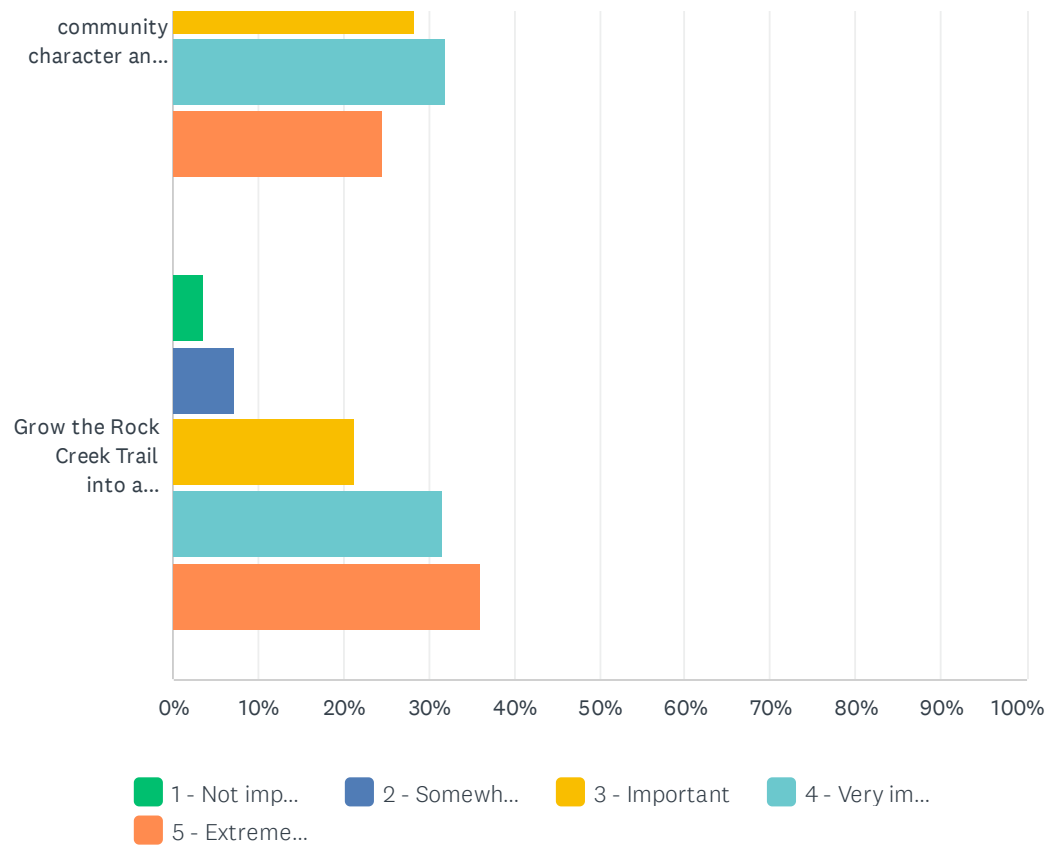
Answered: 136 Skipped: 0



Rock Creek Watershed Restoration Master Plan Public Survey 01



Rock Creek Watershed Restoration Master Plan Public Survey 01

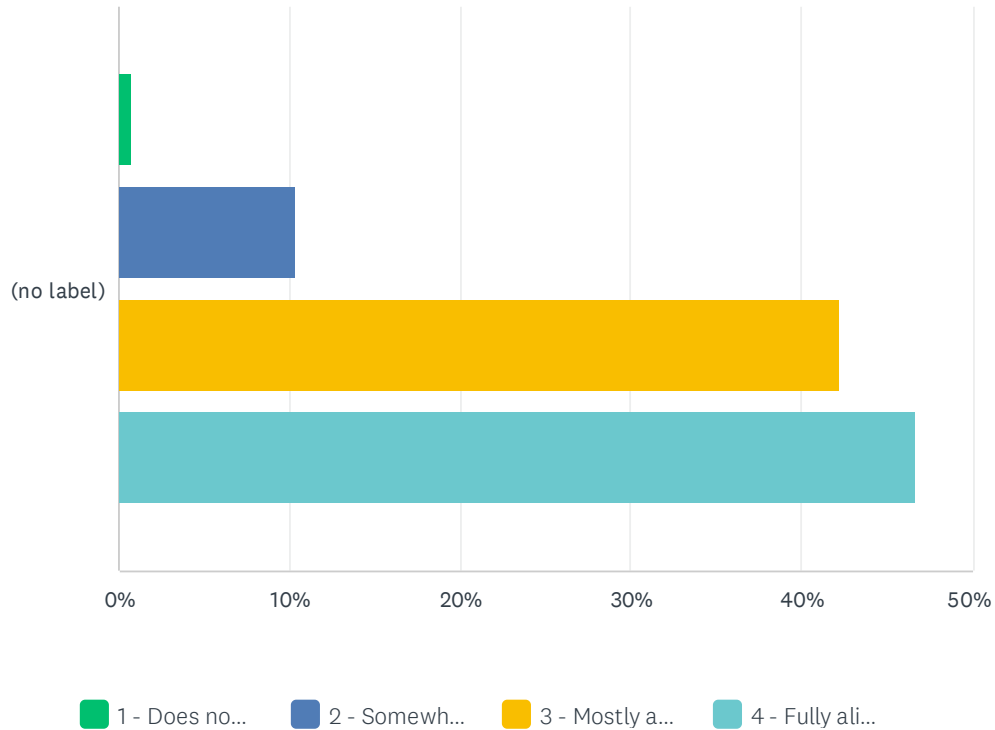


Rock Creek Watershed Restoration Master Plan Public Survey 01

	1 - NOT IMPORTANT AT ALL	2 - SOMEWHAT IMPORTANT	3 - IMPORTANT	4 - VERY IMPORTANT	5 - EXTREMELY IMPORTANT	TOTAL	WEIGHTED AVERAGE
Restore health and ecological function of Rock Creek	0.00% 0	4.41% 6	17.65% 24	28.68% 39	49.26% 67	136	4.23
Honor the history of Rock Creek and the Snake River	5.15% 7	18.38% 25	29.41% 40	27.94% 38	19.12% 26	136	3.38
Improve public perception of Rock Creek	1.47% 2	7.35% 10	30.88% 42	38.97% 53	21.32% 29	136	3.71
Provide diverse recreational opportunities	0.74% 1	16.18% 22	30.88% 42	31.62% 43	20.59% 28	136	3.55
Enhance economic vitality	9.70% 13	23.13% 31	34.33% 46	20.15% 27	12.69% 17	134	3.03
Promote community health and wellbeing	1.49% 2	6.72% 9	21.64% 29	34.33% 46	35.82% 48	134	3.96
Create an urban habitat sanctuary and fishery	2.21% 3	8.82% 12	21.32% 29	31.62% 43	36.03% 49	136	3.90
Evolve community character and increase livability	3.73% 5	11.19% 15	28.36% 38	32.09% 43	24.63% 33	134	3.63
Grow the Rock Creek Trail into a connective pathway	3.68% 5	7.35% 10	21.32% 29	31.62% 43	36.03% 49	136	3.89

Q9 On a scale of 1 to 4, how well does the Project Vision align with your hopes for the future of the Rock Creek Watershed?

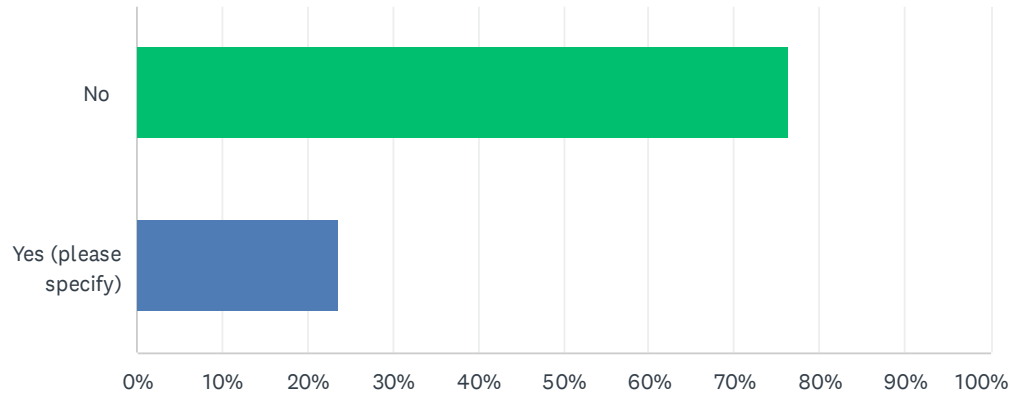
Answered: 135 Skipped: 1



	1 - DOES NOT ALIGN	2 - SOMEWHAT ALIGNS	3 - MOSTLY ALIGNS	4 - FULLY ALIGNS	TOTAL	WEIGHTED AVERAGE
(no label)	0.74%	10.37%	42.22%	46.67%	135	3.35
	1	14	57	63		

Q10 Would you add to or change anything in the Project Vision Statement?

Answered: 127 Skipped: 9



ANSWER CHOICES	RESPONSES
No	76.38% 97
Yes (please specify)	23.62% 30
TOTAL	127

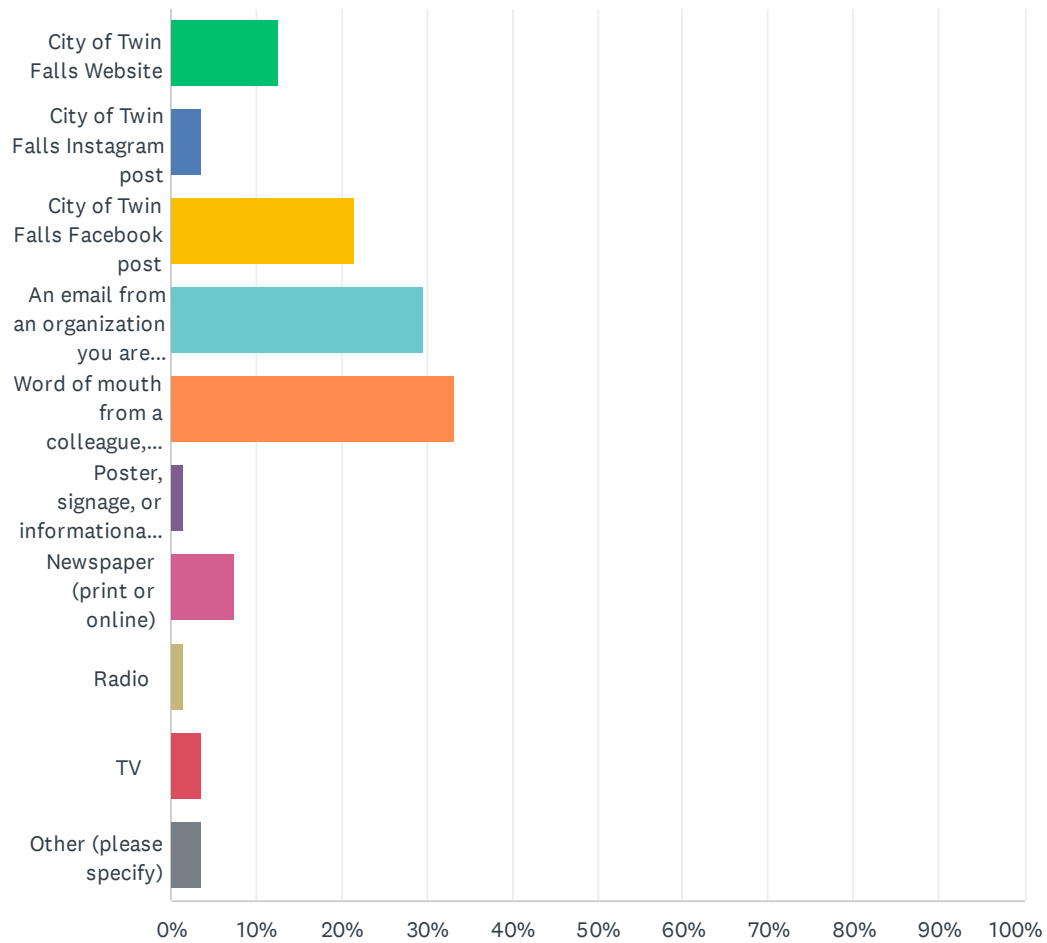
#	YES (PLEASE SPECIFY)	DATE
1	You're not going to create an urban habitat sanctuary with biking, swimming, kayaking activities.	6/27/2025 5:25 PM
2	I would love nothing more than to restore the Rock Creek Canyon to its natural state and make it safe for not only people, but natural wildlife as well. However, the City has been polluting private property and the Rock Creek waters, blaming local AG and taking no responsibility. I fear that this grant money may go to waste if they do not correct the problem that is located directly upstream from the Rock Creek Park itself.	6/27/2025 4:39 PM
3	My family lived in rock creek over 50 years ago. Their property was purchased from them by eminent domain to create a park in the rock creek canyon below the golf course. I support the plan, I just hope that this plan actually happens and maintenance of the area continues in canyon once the project is complete.	6/25/2025 7:48 AM
4	Leave the economy out of it, I have lived here all my life and people worried about economics, (what's the cheapest way to store wrecked cars, or disposal of excavation waste, Amalgamated Sugar, Independent Meat, Lamb Weston all should be held liable for much of the problem.) Address Ag run off and failing residential septic systems.	6/25/2025 7:08 AM
5	I would change "fly fishing in the heart...." to "fishing in the heart". No reason to restrict or promote one type of opportunity over another.	6/24/2025 3:39 PM
6	cleaning and maintenance of all types of trees that surround the trails to not only visually improve but also to make safe any hazards in the trees.	6/24/2025 7:32 AM
7	I would love for the statement to include something about adding native plantlife to the area. I just returned from a trip to Iowa, and their dedication to native wildflowers in public spaces puts ours to shame!	6/23/2025 4:31 PM
8	Remove swimming - that will ruin everything else.	6/23/2025 4:14 PM

Rock Creek Watershed Restoration Master Plan Public Survey 01

9	With great water comes great growth of vegetation. If that is not managed, then the fire threat to the surrounding communities becomes great. There has to be a weed abatement plan in order to keep the threat of fire and fire spread down to a minimum.	6/23/2025 3:55 PM
10	I would prefer it focus on habitat restoration and nonmotorized public use but honor any private property that abuts the creek.	6/23/2025 3:55 PM
11	Activities like swimming, fishing, kayaking need their own designated areas along the creek. Protection of wildlife is extremely important to me in rock creek canyon. Visitors for example do visit to not only play frisbee golf or walk dogs, but also to view the wildlife. Park Maintenance is not adequately staffed and does not now enforce the leash law for dog walking and some large dogs are allowed to run loose which is problematic when they chase squirrels, marmots, and feral cats. The main park would benefit having a security guard. Drivers speed in and out of the driveway regardless of the 5 mph limit. Signage is needed to prevent people from abandoning and dumping domestic community cats at this park. I help rescue and rehome dozens of cats dumped by disgruntled people at this park in the evenings and weekends, thus the need for security is a major issue in my estimation.	6/23/2025 2:03 PM
12	- "Fly fishing" should be amended to just "fishing"	6/23/2025 12:27 PM
13	Increase safety and cleanliness	6/20/2025 8:14 PM
14	More on the health of the water and habitat less on public use.	6/19/2025 7:58 PM
15	Just from a rhetorical standpoint, I'd try and fit in the word "conservation" or "sustainable" - those words seem to land better for the local political landscape.	6/19/2025 3:00 PM
16	Too long. Keep it simple. Any vision statement that takes multiple readings to understand is too much.	6/19/2025 2:40 PM
17	Focus on diverse recreational activities including water use in rock creek. River floating and surf wave	6/19/2025 1:40 PM
18	A restored ecosystem leads to a healthy habitat for fish, wildlife and birds. That should be the #1 goal. Please show restraint to providing recreational activities resembling a theme park. A quiet and safe place to walk without interference from flying frisbees, speeding bikers, and loud gatherings is worth more than anything.	6/19/2025 1:29 PM
19	Greater emphasis on ecological importance as a movement corridor for wildlife	6/19/2025 12:55 PM
20	Private property along rock creek needs to be respected. I own a portion of this and would not want a trail system connecting to the snake river through my back yard.	6/19/2025 10:26 AM
21	To develop and provide a fully connected, safe trail system for the entire twin falls community with lots of access points for ease of use, and reduced driving traffic	6/19/2025 10:17 AM
22	The city needs to clean up their trash that has been dumped into rock creek canyon and water shed. Your trash your responsibility.	6/19/2025 7:10 AM
23	Cutout the Russian olives so rock creek it can be floated in inner tubes. Add an artificial surf wave like Boise, Cascade, Horseshoe Bend and Salmon, Idaho all have.	6/19/2025 12:16 AM
24	A river surfing wave	6/18/2025 10:27 PM
25	I think it is beneficial to improve rock creek weather or not it had a direct impact on economic growth, supporting ecosystems and maintaining native biodiversity is worthwhile on it's own merit.	6/18/2025 8:01 PM
26	Na	6/18/2025 7:22 PM
27	Envisioning a trail that connects Downtown Twin Falls with the snake river canyon.	6/18/2025 7:12 PM
28	Add a surf wave like what they have in Boise, along with countless other locations across the US	6/18/2025 6:48 PM
29	Yes add rover surfing to the list of activities	6/18/2025 6:01 PM
30	highlight also the history of local peoples relationship to rock creek in addition to natural history	6/18/2025 5:56 PM

Q11 How did you hear about this survey? Select all that apply.

Answered: 135 Skipped: 1



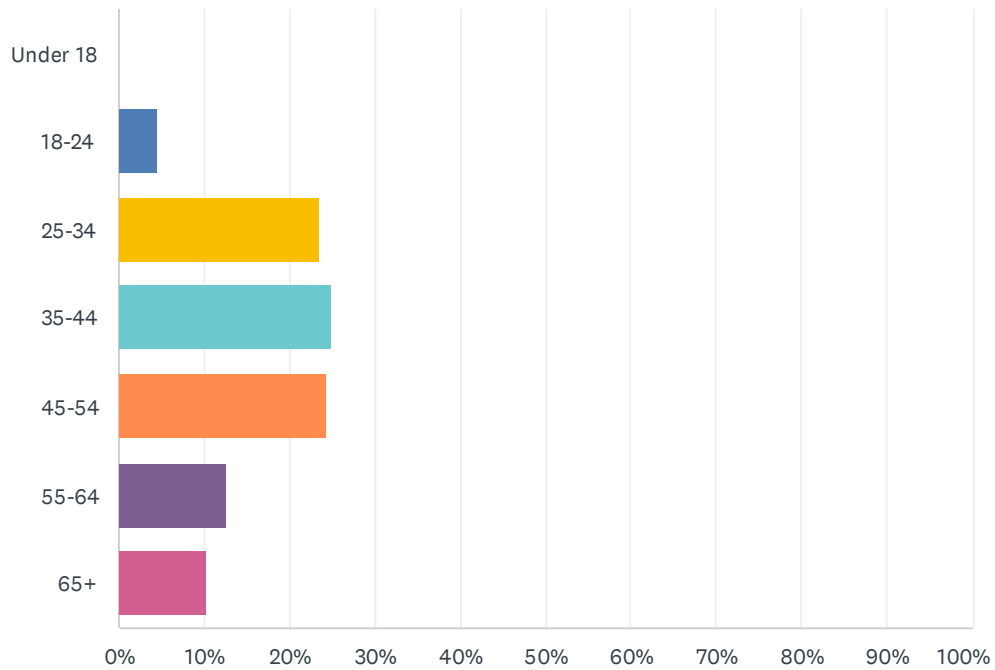
Rock Creek Watershed Restoration Master Plan Public Survey 01

ANSWER CHOICES	RESPONSES	
City of Twin Falls Website	12.59%	17
City of Twin Falls Instagram post	3.70%	5
City of Twin Falls Facebook post	21.48%	29
An email from an organization you are involved with	29.63%	40
Word of mouth from a colleague, friend, or family member	33.33%	45
Poster, signage, or informational display around town	1.48%	2
Newspaper (print or online)	7.41%	10
Radio	1.48%	2
TV	3.70%	5
Other (please specify)	3.70%	5
Total Respondents: 135		

#	OTHER (PLEASE SPECIFY)	DATE
1	Scanning facebook	6/25/2025 7:08 AM
2	Work for Parks and Rec	6/24/2025 1:51 PM
3	Internet	6/20/2025 2:00 PM
4	Attended the public workshop on June 18th	6/18/2025 7:53 PM
5	Indivisible of Twin Falls County	6/18/2025 7:39 PM

Q12 What is your age?

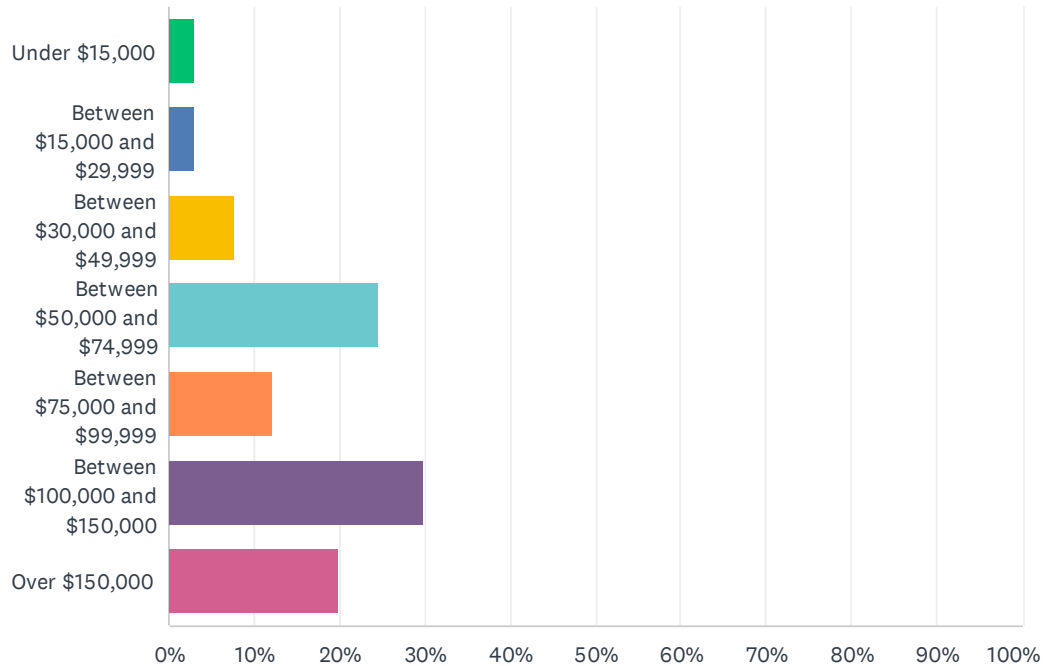
Answered: 136 Skipped: 0



ANSWER CHOICES	RESPONSES	
Under 18	0.00%	0
18-24	4.41%	6
25-34	23.53%	32
35-44	25.00%	34
45-54	24.26%	33
55-64	12.50%	17
65+	10.29%	14
TOTAL		136

Q13 Which range best describes your annual household income (gross, before taxes)?

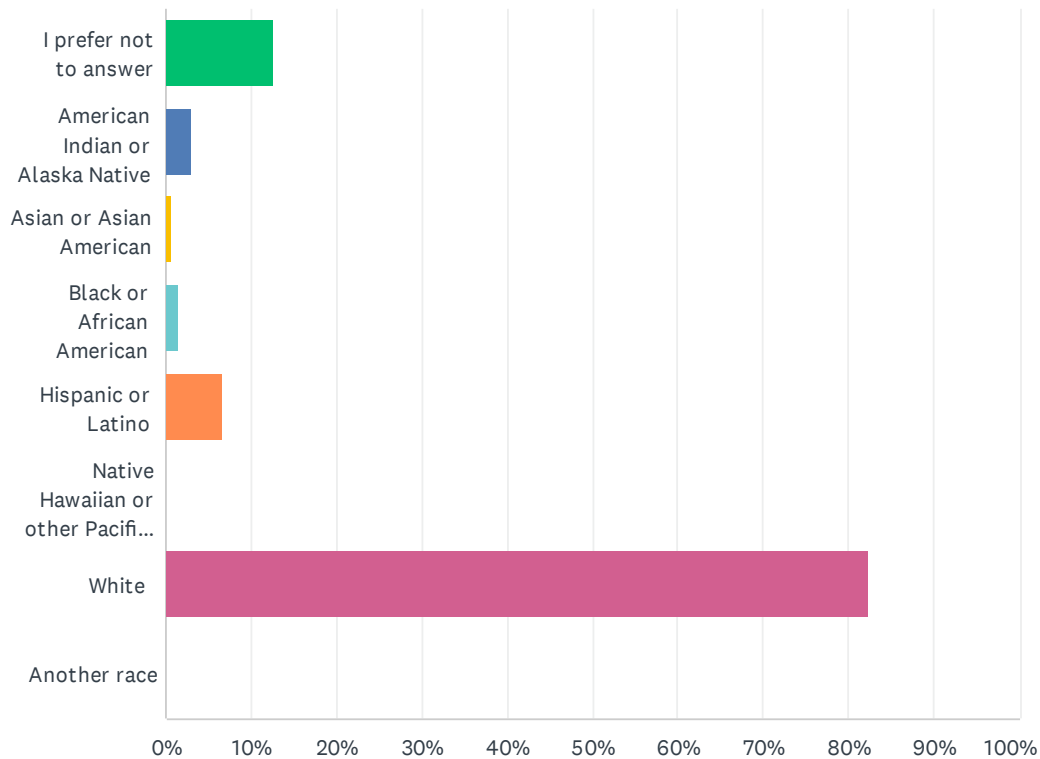
Answered: 131 Skipped: 5



ANSWER CHOICES	RESPONSES	
Under \$15,000	3.05%	4
Between \$15,000 and \$29,999	3.05%	4
Between \$30,000 and \$49,999	7.63%	10
Between \$50,000 and \$74,999	24.43%	32
Between \$75,000 and \$99,999	12.21%	16
Between \$100,000 and \$150,000	29.77%	39
Over \$150,000	19.85%	26
TOTAL		131

Q14 What is your race / ethnicity? Select all that apply.

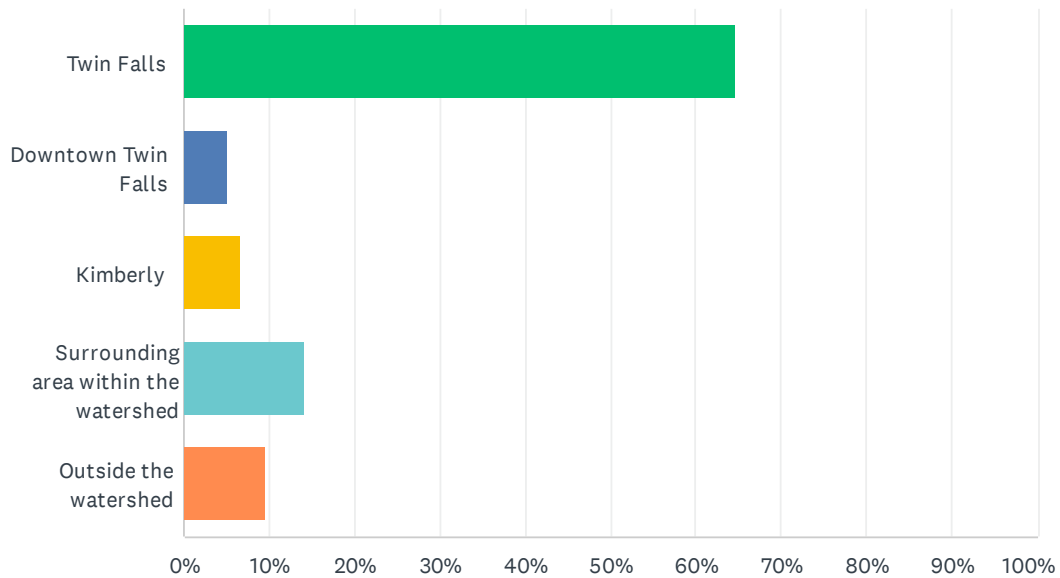
Answered: 135 Skipped: 1



ANSWER CHOICES	RESPONSES	
I prefer not to answer	12.59%	17
American Indian or Alaska Native	2.96%	4
Asian or Asian American	0.74%	1
Black or African American	1.48%	2
Hispanic or Latino	6.67%	9
Native Hawaiian or other Pacific Islander	0.00%	0
White	82.22%	111
Another race	0.00%	0
Total Respondents: 135		

Q15 Which of the following best describes where you live?

Answered: 136 Skipped: 0



ANSWER CHOICES	RESPONSES	
Twin Falls	64.71%	88
Downtown Twin Falls	5.15%	7
Kimberly	6.62%	9
Surrounding area within the watershed	13.97%	19
Outside the watershed	9.56%	13
TOTAL		136



Date: Monday, August 25, 2025
To: Honorable Mayor and City Council
From: Josh Baird, Public Works Director

ACTION ITEM

Request:

Request to use water reserve funds, not to exceed \$150,000, to procure professional services to investigate the Canyon Springs Pump Station and adjacent water supply corridor.

Time Estimate:

Staff estimates 5-10 minutes to explain the history and the request.

Background:

The last several Water Facility Plans dating back to at least 2009 have recommended improvements and/or upgrades to both the Harrison Tank and the Canyon Springs Pump Station. While the Harrison Tank upgrades are fairly well known with a straightforward cost estimate, the needs associated with the Canyon Springs Pump Station and the water supply corridor between the Blue Lakes Wells and the Harrison Tank are less well known with unclear costs.

A recent video inspection of the Harrison Tank has also revealed chunks of the tank roof now lying on the floor. This condition has elevated the need to work through a solution for the Harrison Tank to a more urgent level.

Approval Process:

Majority approval by the City Council will authorize City Staff to use water reserves to fund the study.

Budget Impact:

Sufficient funds are available in the water reserves to expend the unbudgeted amount of \$150,000.

Regulatory Impact:

History:

N/A

Analysis:

N/A

Conclusion:

Staff recommends funding a study to investigate the corridor between the Blue Lakes Wells and the Harrison Tank, including the Canyon Springs Pump Station, to ensure a viable long-term potable water supply for the residents of the City of Twin Falls.

Attachments:

None



Date: Monday, August 25, 2025
To: Honorable Mayor and City Council
From: William Klaver, Senior City Planner

ACTION ITEM

Request:

Request to adopt ordinance #O-2025-015 for Annexation on property located at the 500 block of South Hills Rd.

Time Estimate:

Approximately five (5) minutes for presentation and questions.

Background:

On June 10, 2025, the Planning and Zoning Commission sent a positive recommendation to the City Council for the Annexation with R-2 zone.

On July 28, 2025, City Council heard, deliberated and approved the Annexation with R-2 zone for property located at the 500 block of South Hills Rd, as requested by the applicant.

Approval Process:

Idaho Code requires that an ordinance be read on three separate days prior to its passage. Two of the readings can be satisfied by reading the title only. Further, Idaho Code allows the reading rules to be dispensed if "one half (1/2) plus one (1) of the members of the full council" authorize the action. Should the council wish to approve the ordinance this evening a motion to dispense with the rules would have to be approved by five or more council members, prior to a vote on the passage of the ordinance.

Suggested motion language if dispensing the rules: *I move that we dispense with the reading rules and place Ordinance 2025-015 on third and final reading by title only.*

If five or more council members approve dispensing with the rules, then the title must be read, followed by a motion on approval of Ordinance 2025-015: *I move that we approve Ordinance 2025-015 as presented*

Budget Impact:

N/A

Regulatory Impact:

The passing of this ordinance will change the zoning district of the property and new rules will apply to this property in regards to land use and other development criteria.

History:

N/A

Analysis:

N/A

Conclusion:

As directed by Council, staff has prepared an ordinance to finalize the Annexation process.

Attachments:

1. O-2025-015 PZ25-0043 - Annex - Sundance

ORDINANCE NO.O-2025-015

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TWIN FALLS, IDAHO, **ANNEXING** CERTAIN REAL PROPERTY BELOW DESCRIBED, PROVIDING THE ZONING CLASSIFICATION THEREFORE, AND ORDERING THE NECESSARY AREA OF IMPACT AND ZONING DISTRICTS MAP AMENDMENT

WHEREAS, Gerald Martens has made application for annexation of property located at the 500 block South Hills Rd; and,

WHEREAS, the City Planning & Zoning Commission for the City of Twin Falls, Idaho, held a Public Hearing as required by law on the 10th day of June, 2025, to consider the Zoning Designation and necessary Area of Impact and Zoning District Maps amendment upon annexation of the real property below described; and,

WHEREAS, the City Planning & Zoning Commission has made recommendations known to the City Council for Twin Falls, Idaho; and,

WHEREAS, the City Council for the City of Twin Falls, Idaho, held a Public Hearing as required by law on the 28th day of July, 2025, to consider the Zoning Designation and necessary Area of Impact and Zoning Districts Map amendment upon annexation of the real property below described.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL
OF THE CITY OF TWIN FALLS, IDAHO:

SECTION 1. The following described real property be and the same is hereby annexed into and declared to be a part of the City of Twin Falls, Idaho:

"Exhibit A"- Legal Description

AND all public streets, highways, alley and public rights-of-way adjacent and within this description.

SECTION 2. The real property described in Section 1 hereof be and the same is hereby zoned R-2.

SECTION 3. Public services may not be available at the time of development of this property, depending upon the speed of development of this and other developments, and the ability of the City to obtain additional water and/or

sewer capacity. The annexation of this property shall not constitute a commitment by the City to provide water and/or wastewater services.

SECTION 4. The Area of Impact and Zoning Districts Map for the City of Twin Falls, Idaho, be and the same is hereby amended to reflect the newly incorporated real property as hereby zoned.

SECTION 5. The City Clerk immediately upon the passage and publication of this Ordinance is required by law certify a copy of the same and deliver said certified copy to the County Recorder's office for indexing and recording.

PASSED BY THE CITY COUNCIL _____, 20____

SIGNED BY THE MAYOR _____, 20____

Mayor

ATTEST:

Deputy City Clerk

PUBLISH: Thursday, _____, 20____

Exhibit 'A'
Legal Description
Annexation

Being a portion of the NW $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 33, Township 10 South, Range 17 East, Boise Meridian, Twin Falls County, Idaho, more particularly described as follows:

Commencing at the North One-Quarter corner of said Section 33, said corner bears North 88°26'22" West 2628.83 feet from the Northeast corner of said Section 33;

Thence, along the North Boundary of NE $\frac{1}{4}$ of said Section 33, South 88°26'22" East 243.55 feet to the Northwest Corner of that certain Parcel of Land shown on that certain Record of Survey recorded June 7, 2022 as Instrument No. 2022-010826 in the office of the County Recorder of Twin Falls County and being the REAL POINT OF BEGINNING;

Thence, continuing along said North Boundary, South 88°26'22" East 264.51 feet to the Northeast Corner of said Parcel of Land;

Thence, along the East Boundary of said Parcel of Land, South 01°33'38" West 501.04 feet to the Southeast Corner of said Parcel of Land;

Thence, along the South Boundary of said Parcel of Land, North 89°00'22" West 265.54 feet to the Southwest Corner of said Parcel of Land;

Thence, along the West Boundary of said Parcel of Land, North 01°40'35" East 503.67 feet to said REAL POINT OF BEGINNING.

Containing approximately 3.06 acres.

End of Description



Date: Monday, August 25, 2025
To: Honorable Mayor and City Council
From: William Klaver, Senior City Planner

ACTION ITEM

Request:

Request to adopt ordinance #O-2025-016 for Annexation on property located at the 1400 block of Sunway Dr N (aka 2700 East).

Time Estimate:

Approximately five (5) minutes for presentation and questions.

Background:

On June 10, 2025, the Planning and Zoning Commission sent a positive recommendation to the City Council for the Annexation with R-2 Zone.

On July 21, 2025, City Council heard, deliberated and approved the Annexation with R-2 zone for property located at the 1400 block of Sunway Drive North (aka 2700 East), as requested by the applicant.

Approval Process:

Idaho Code requires that an ordinance be read on three separate days prior to its passage. Two of the readings can be satisfied by reading the title only. Further, Idaho Code allows the reading rules to be dispensed if "one half (1/2) plus one (1) of the members of the full council" authorize the action. Should the council wish to approve the ordinance this evening a motion to dispense with the rules would have to be approved by five or more council members, prior to a vote on the passage of the ordinance.

Suggested motion language if dispensing the rules: *I move that we dispense with the reading rules and place Ordinance 2025-016 on third and final reading by title only.*

If five or more council members approve dispensing with the rules, then the title must be read, followed by a motion on approval of Ordinance 2025-016: *I move that we approve Ordinance 2025-016 as presented.*

Budget Impact:

N/A

Regulatory Impact:

The passing of this ordinance will change the zoning district of the property and new rules will apply to this property in regards to land use and other development criteria.

History:

N/A

Analysis:

N/A

Conclusion:

As directed by Council, staff has prepared an ordinance to finalize the Annexation process.

Attachments:

1. O-2025-016 PZ25-0054 Annex

ORDINANCE NO.O-2025-016

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TWIN FALLS, IDAHO, **ANNEXING** CERTAIN REAL PROPERTY BELOW DESCRIBED, PROVIDING THE ZONING CLASSIFICATION THEREFORE, AND ORDERING THE NECESSARY AREA OF IMPACT AND ZONING DISTRICTS MAP AMENDMENT

WHEREAS, Believers Church, Inc. has made application for annexation of property located at the 1400 block of Sunway Drive North (aka 2700 East); and,

WHEREAS, the City Planning & Zoning Commission for the City of Twin Falls, Idaho, held a Public Hearing as required by law on the 10 day of June 2025, to consider the Zoning Designation and necessary Area of Impact and Zoning District Maps amendment upon annexation of the real property below described; and,

WHEREAS, the City Planning & Zoning Commission has made recommendations known to the City Council for Twin Falls, Idaho; and,

WHEREAS, the City Council for the City of Twin Falls, Idaho, held a Public Hearing as required by law on the 21st day of July 2025, to consider the Zoning Designation and necessary Area of Impact and Zoning Districts Map amendment upon annexation of the real property below described.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL
OF THE CITY OF TWIN FALLS, IDAHO:

SECTION 1. The following described real property be and the same is hereby annexed into and declared to be a part of the City of Twin Falls, Idaho:

"Exhibit A"- Legal Description

AND all public streets, highways, alley and public rights-of-way adjacent and within this description.

SECTION 2. The real property described in Section 1 hereof be and the same is hereby zoned R-2.

SECTION 3. Public services may not be available at the time of development of this property, depending upon the speed of development of this and other developments, and the ability of the City to obtain additional water and/or

sewer capacity. The annexation of this property shall not constitute a commitment by the City to provide water and/or wastewater services.

SECTION 4. The Area of Impact and Zoning Districts Map for the City of Twin Falls, Idaho, be and the same is hereby amended to reflect the newly incorporated real property as hereby zoned.

SECTION 5. The City Clerk immediately upon the passage and publication of this Ordinance is required by law certify a copy of the same and deliver said certified copy to the County Recorder's office for indexing and recording.

PASSED BY THE CITY COUNCIL _____, 20____

SIGNED BY THE MAYOR _____, 20____

Mayor

ATTEST:

Deputy City Clerk

PUBLISH: Thursday, _____, 20____

Exhibit 'A'
Legal Description
of Annexation Boundary
Twin Falls County, Idaho

Being a portion of the Southeast Quarter of the Northeast Quarter of Section 1, Township 10 South, Range 16 East, Boise Meridian, Twin Falls County, Idaho, more particularly described as follows:

Commencing at the East Quarter corner of said Section 1;

Thence, along the East Boundary of said Southeast Quarter of the Northeast Quarter of Section 1, North 00°03'23" East 636.57 feet to the **REAL POINT OF BEGINNING**;

Thence, leaving said East Boundary, South 89°42'33" West 1318.11 feet to a point on the West Boundary of said Southeast Quarter of the Northeast Quarter of Section 1;

Thence, along said West Boundary, North 00°03'54" East 697.64 feet to the Northwest Corner thereof;

Thence, along North Boundary of said Southeast Quarter of the Northeast Quarter of Section 1, South 89°51'41" East 1317.99 feet to the Northeast Corner thereof;

Thence, along said East Boundary of the Southeast Quarter of the Northeast Quarter of Section 1, South 00°03'23" West 687.76 feet to said **REAL POINT OF BEGINNING**.

Containing approximately 20.96 acres.

End of Description



Date: Monday, August 25, 2025
To: Honorable Mayor and City Council
From: Mitch Humble, Deputy City Manager

ACTION ITEM

Request:

Request to approve the Guaranteed Maximum Price (GMP) of \$2,239,615 for the remodel and addition to the City Pool.

Time Estimate:

Five minutes for the presentation of the GMP plus time for questions from the Council.

Background:

The City selected Core Construction to serve as the CM/GC for the remodel and addition to the City pool in March 2025. Core Construction has completed its solicitation of bids and prepared a Guaranteed Maximum Price (GMP) for the project (see attached).

The final GMP for the remodel and addition is \$2,239,615. This includes all bid packages for the project as well as a 2.5% construction contingency, Payment and Performance Bond, and a CM fee of 5% per the CM/GC contract. Unless the City makes material changes to the budget, this amount is set as the maximum price for the remodel and addition to the pool.

Approval Process:

A simple majority vote of the Council is needed to approve this request.

Budget Impact:

The Guaranteed Maximum Price (GMP) for the pool remodel and addition is \$2,239,615. The City had previously authorized \$2,300,000 for the project, including \$1,200,000 in the FY2025 budget and an additional \$1,100,000 from cash reserves, approved at the June 9, 2025, Council Meeting.

Regulatory Impact:

Approval of this request Will finalize the contract with CORE Construction so they can begin working on the project.

History:

N/A

Analysis:

N/A

Conclusion:

Staff recommends that the Council approve the GMP for the remodel and addition to the City Pool.

Attachments:

1. TF Pool GMP Deliverable 250820



City of Twin Falls Pool Expansion & Remodel

Guaranteed Maximum Price

**City of Twin Falls Pool
Expansion & Remodel**

August 20, 2025

01. Basis of Proposal
02. Proposal Summary
03. Enumeration of Documents
04. Proposed Schedule
05. Site Logistics Plan



Basis of Proposal



777 North 4th Street
Boise, Idaho 23702
P: (208) 314-1377

August 20, 2025

VIA ELECTRONIC MAIL

Mitch Humble, CM
Deputy City Manager
City of Twin Falls
203 Main Avenue, East
Twin Falls, Idaho 83303

RE: GUARANTEED MAXIMUM PRICE PROPOSAL | City of Twin Falls Pool Expansion and Remodel

Dear Mitch,

On behalf of CORE Construction, I am pleased to submit our Guaranteed Maximum Price (GMP) proposal for the Twin Falls Pool Expansion and Remodel.

GMP Summary:

Total Guaranteed Maximum Price	\$2,239,615
Alternate #1 Deductive Alternate Lighting Substitution	(\$8,388)

Enclosed you will find the Basis of GMP Clarifications, GMP Cost Summary/Schedule of Values, Enumeration of Documents, Proposed Construction Schedule and Site Logistic Plan.

We look forward to a successful and enjoyable project together. Thank you for this opportunity, please do not hesitate to contact me directly with any questions or comments.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Jeff M. Jerome", with a long horizontal line extending to the right.

Jeff M. Jerome
PreConstruction Manager
CORE Construction

The Basis of Proposal is a written explanation clarifying the scope, assumptions and exclusions used in establishing the GMP estimate dated August 20th, 2025.

All costs are based on CORE's incorporation of the scope shown on the 7/18/2025 Twin Falls City Pool Remodel – Permit Set and the scope clarifications below.

ASSUMPTIONS, CLARIFICATIONS, & EXCLUSIONS

Schedule

- This GMP Proposal is based upon performance of the work per the enclosed Proposed Construction Schedule, which is an integral part of this proposal.
- The Client will have all necessary leasing or ownership agreements for the property in place, and building permits procured and in hand, prior to CORE Construction mobilizing on site. CORE shall be granted an extension of time for delays resulting and potential adjustment of the GMP via change order if accelerating the schedule is required resulting from the Client not ensuring building permit or any other Owner-Furnished, Owner-Installed (OFOI), or Owner-provided items are realized by the dates set forth in the construction schedule, including (but not limited to) the following items:
- Project Milestones:
 - Anticipated Notice to Proceed (NTP) – September 9, 2025
 - Anticipated Mobilization – September 17, 2025
 - Anticipated Locker Room Demolition – November 10, 2025
 - Anticipated Substantial Completion Date – March 23, 2026
 - Exterior Landscaping (Spring) – 5/18/2026-6/1/2026
 - Anticipated Final Completion Date – June 1, 2026
- All concrete pours are assumed to be early morning pours. If the authorities having jurisdiction do not allow early morning pours, the concrete pour sequence would be extended which would affect the critical path of the schedule.

Weather

- The following table represents a mutual understanding of the number of reasonable days of adverse weather per month where no construction activities may occur due to unworkable field conditions. CORE has assumed the risk to make up for lost days per month in accordance with this table.
- CORE shall be granted an extension of time for delays resulting from additional lost days per calendar month beyond what is illustrated in this table. The lost days illustrated in this schedule for Twin Falls, Idaho are per calendar month and shall not accrue from month to month.

Month	Number of Reasonably Anticipated Days of Adverse Weather Per Month	Average Rainfall (inches)	Average Snowfall (inches)
January	2	1.90	5.20
February	1	1.50	3.20
March	0	2.10	1.40
April	0	1.60	0.30
May	0	1.40	0.00
June	0	0.60	0.00
July	0	0.20	0.00
August	0	0.50	0.00
September	0	0.40	0.00
October	1	1.20	0.10
November	1	1.40	2.40
December	3	2.20	6.40

Contingency

- Construction Contingency of 2.5% (\$55,990 direct cost) is included in this proposal – Construction Contingency is intended to be used at CORE's discretion to cover costs that have not been identified as a trade specific scope on the GMP setting documents and may require further clarification or coordination. These costs may include scope gap, coordination issues between trades, and missed scope during the subcontractor bidding process. Construction Contingency does not account for design revisions or additional scope requests made by the Owner or Architect.
- Owner/Design Contingency – is NOT included in this proposal, it is assumed design is complete at time of bid phase.
- Escalation Contingency – is NOT included in this proposal.

Allowances

- "Allowances" are considered to be an allotted sum of money included for a particular system or scope of work for which sufficient detail is not available to determine a definitive cost. A reasonable estimate for an assumed scope and quality is included as a placeholder. The Owner receives the savings for any amount under the allocation and is responsible for any amount over the allocation. We have included the "Allowances" listed below:
 - Allowances are NOT included in this proposal.

Alternates

- Alternate #1 is a deductive alternate that has been identified and is included in the proposal in the amount of a savings of (\$8,388). Should the owner choose to accept this deductive alternate, it should be included in the final GMP contract amount.



General Assumptions

- This GMP proposal is valid for 30 days.
- Any cost savings from approved value engineering after executing GMP will be added to the CM/GC's Construction Contingency.
- CORE has not included any costs for building permit, mechanical/electrical/plumbing permits.
- We assume normal working hours.
- Any increased costs associated with tariffs promulgated after the Contract execution date are not included. The Contractor will assist the Owner with sourcing alternative materials not affected by the tariff, but in the event that the Owner chooses to retain the originally selected material, or there is not another material option available that does not affect the original proposal Price, and/or project schedule, then the Contractor is entitled to a Change Order for the additional cost and time associated with the enactment of the applicable tariffs.
- This GMP proposal includes all costs related to warranty as required in the contract.
- This estimate proposal is considered a Lump Sum, not line-item proposal.
- We acknowledge the following Geotechnical Report issued by EHM Engineers, Inc:
 - Geotechnical Report EHM:378-24 dated November 22, 2024
- There was 1 Addendum issued for this project.
- Normal shrinkage cracking of the slab is expected and shall not be cause for removal or replacement of structurally sound slabs.
- We recommend topically applied vapor barriers to be applied to existing concrete slabs within remodel construction projects where new flooring will be applied to the existing concrete slabs. Concrete slabs inherently possess the ability to retain moisture, and variations in environmental conditions can result in increased relative humidity within the slab. This excess moisture can adversely affect the bonding of flooring materials, which can lead to failed adhesion of flooring materials. Topically applied vapor barriers act as a protective shield, impeding the migration of moisture from the concrete slab to the flooring materials. These barriers are designed to create a robust and impermeable layer on the surface of the concrete, effectively minimizing the potential for moisture-related adhesion issues. For existing slabs-on-grade without the application of a topically applied vapor barrier, any issues regarding failed adhesion, would not be covered by the warranty.
- CORE does not recommend or endorse any specific topical vapor moisture barriers, on new slabs, as they have proven to promote Alkaline Silica Reaction (ASR). In addition, CORE does not recommend installation of an under-slab vapor barrier in areas where polished or sealed concrete will be the finished product. It is our experience that using an under-slab vapor barrier will contribute to slab curling which will affect the final appearance on concrete grinding, especially for "salt-and-pepper" light aggregate exposure finish.
- CORE has included slab-on-grade concrete with a higher Water/Cement (W/C) ratio and omitted vapor barrier wherever floor coverings are not included. All W/C ratios for non-structural slab-on-grades will be reviewed, evaluated, and subject to modification by CORE. This would include all polished and sealed concrete areas.
- The following agreed to hourly rates will be used to determine and define "Actual Costs". The agreed to rates includes all normal and customary payroll paid by the Contractor plus all fringe benefits, taxes, and insurances.





	<u>Standard Rate</u>	<u>Overtime Rate</u>
PreConstruction:		
Director of PreConstruction	\$190	-
Sr. Preconstruction Manager	\$155	-
PreConstruction Manager	\$144	-
Asst. PreConstruction Manager	\$107	-
PreConstruction Coordinator	\$87	-
Project Management:		
Project Director	\$181	-
Sr. Project Manager	\$155	-
Project Manager	\$144	-
Asst. Project Manager	\$107	-
Project Engineer	\$98	-
Scheduler	\$120	-
Virtual Construction Director	\$138	-
Virtual Construction Manager	\$112	-
Construction Coordinator	\$87	-
Project Accountant	\$84	-
Contracts Administrator	\$96	-
IT Technician	\$78	-
Intern	\$58	\$87
Field Operations:		
Director of Field Operations	\$190	-
General Superintendent	\$176	-
Sr. Superintendent	\$160	-
Project Superintendent	\$144	-
Asst. Superintendent	\$113	-
Safety Director	\$115	-
Carpenter	\$88	\$132
Water Truck Driver	\$85	\$128
Painter	\$85	\$128
Laborer	\$67	\$101

Note: All rates may be subject to a 5% increase on January 1, 2026

Specific Exclusions to GMP

- a. Asbestos Abatement (assumed by Owner)
- b. FF&E - Furniture, Fixtures, and Equipment
- c. Special Systems other than those identified in Construction Documents
- d. The following are excluded and assumed to be by Owner or Owner's vendor:
 - o Hazardous Material (Asbestos) Abatement
 - o Salvage and Relocation of any existing equipment or furnishings other than suit drying equipment and baby changing stations



- Data Cabling & Related Equipment
- Security and Access Control Systems
- Intercom, Paging, and Clock Systems
- Audio and Video Equipment of any kind including Monitors, Smart Boards, Projectors
- HVAC DDC Controls Systems, TSTATs for new HVAC equipment are included.
- Delivery and Installation of all above

Other Scope Specific Assumptions and Clarifications:

LINE ITEM 1 | Selective Demolition

1. We have included:
 - Scope of work consists of demo of exterior landscaping, concrete walkways and handrail. Includes interior demo of locker room fixtures and finishes, doors, windows, walls, and ceilings in conflict with new construction.

LINE ITEM 6 | Survey/Staking

1. We have included:
 - Scope of Work consists of mobilization, field and office support to survey the existing construction site to enable setting horizontal controls, elevations, building and site feature corners and construction limit staking.

LINE ITEM 14 | Site Signage & Striping

1. We have included:
 - Scope of Work consists of the removal and replacement of the "No Parking" signs at entry access aisle.
 - Touchup striping of parking lines and curbing.

LINE ITEM 15 | Landscaping & Irrigation

1. We have included:
 - Scope of Work consists of irrigation modifications, sod replacement of damaged lawn areas and limited landscaping at building perimeter.
 - Anticipated landscaping and irrigation scope will be installed after substantial completion when weather permits, anticipate mid May to June 1st 2026.

LINE ITEM 19 | Site Concrete

1. We have included:
 - Scope of Work consists of the installation of demolished curb and gutter for new utility line installation, as well as a 4" sidewalk and ADA sidewalk ramp.

LINE ITEM 27 | Building Concrete

1. We have included:
 - Scope of Work shall consist of continuous and isolated footings, slab on grade with vapor barrier, stem walls, and concrete pour backs. Including drill and dowel into existing and shrinkage reducing admixtures & microfiber.
 - We have included vapor barrier under areas receiving flooring products. No vapor barrier will be installed at polished and sealed concrete areas.

LINE ITEM 28 | Structural Masonry

1. We have included:
 - CMU walls (2 - 4-foot x 12-foot tall walls) and 1 door infill.
 - 8-inch smooth gray CMU, mortar, rebar, grout, labor, equipment and delivery.
 - Rebuild CMU plumbing chase walls (men's and women's)
 - 8 inch and 6 inch gray smooth CMU, mortar, rebar, grout, labor, equipment and delivery
 - Sawcut Masonry at the mechanical closet.
2. We have NOT included:
 - Special insurance beyond typical insurance, inspections, engineering, wall braces, door frames, weatherization and work outside the scope of masonry.

LINE ITEM 33 | Rough Carpentry

1. We have included:
 - Scope of Work consists of framing the new addition and providing backing, bucks & blocks for wall mounted fixtures and equipment support.
 - Bore holes in CMU, concrete or Red Iron for anchoring.
 - Includes drilling for new Titan HD's and Holddown bolts with Set XP.
 - Includes sanded appearance grade Glu Lam Beams.
 - Includes large timber entry columns.

LINE ITEM 37 | Dampproofing / Waterproofing / Air Barrier

1. We have included:
 - Install Sikalastic 315 (formerly BASF 615) dampproofing with drain mat and 2" 25 PSI insulation (only to TOF) to below-grade stem walls and footings at new building expansion perimeter, per details 4-7/A511. Price is based on 420 SF of DP and 240 SF of insulation. No spec provided.

LINE ITEM 38 | Insulation

1. We have included:
 - Scope of Work consists of insulation above the gyp ceiling and below the roof deck as well as in the newly constructed exterior walls with sound attenuation insulation at office and restroom wall framing.
2. We have NOT included:
 - Insulation at underside of exposed roof. Roofing insulation will be provided above roof deck as part of the roofing scope of work.

LINE ITEM 39 | Aluminum Frames / Entrances

1. We have included:
 - Scope of Work consists of double and single glass doors with aluminum frames as well as insulated and tinted storefront windows.
 - Scope of Work consists of aluminum sliding door at guard room.

LINE ITEM 43 | Exterior Fiber Cement Wall Panel System

1. We have included:
 - Scope of Work consists of exterior fiber cement board siding and Tyvek on the newly constructed exterior walls of the building.

LINE ITEM 47 | Membrane Roofing

1. We have included:
 - Scope of Work consists of the removal of the current TPO roof, gutters and roof drains. Includes the installation of a new TPO roof, with a minimum of 8" base flashing heights for roof system with 36" walk pads around all roof hatches and mechanical equipment as well as 72"x72" pads at ladders and install new aluminum downspouts and boots and vapor retarder between the deck and insulation. Also includes pressure sensitive russ strip along entire rood perimeter and perimeter of all roof curbs.

LINE ITEM 49 | Metal Roofing

1. We have included:
 - 22ga pre-finished standing seam metal roof panels with related flashings and trims (16" Wide, Snap style by Pac-Clad.
 - High Temperature underlayment under the metal roof panels.
 - 1/4" primed coverboard.
 - 4" polyisocyanurate insulation at Roof Type R-2.
 - 6" polyisocyanurate insulation at Roof Type R-3.
 - 22ga pre-finished gutters and downspouts.

- 22ga pre-finished fascia.

LINE ITEM 55 | Finished Carpentry & Millwork

1. We have included:
 - Scope of Work consists of base millwork at the reception area and solid surface countertop and sink basin. Also includes filing cabinet, open shelf millwork, solid surface and laminate at the reception desk.

LINE ITEM 56 | HM Frames, Doors, & Hardware

1. We have included:
 - Door and hardware specifications were not included in bid documents. Therefore, this bid includes HM frames, Flush HM doors, and a basic set of commercial door hardware. Including hinges, cylindrical lock, closer, kick plate, weatherstrip/seal, and sweep for each door. Also included is the added thresholds for existing openings.
2. We have NOT included:
 - Modification, refurbish, refinish, repair of existing doors, frames and hardware.

LINE ITEM 59 | Sheathing & Drywall Package

1. We have included:
 - Scope of Work consists of installation of light gauge framing at interior non-loadbearing walls, clad with gypsum wallboard at newly constructed walls with level 4 finish.

LINE ITEM 60 | Vinyl Wall Protection / FRP

1. We have included:
 - Scope of Work consists of FRP at new Janitor's Closet.

LINE ITEM 61 | Painting

1. We have included:
 - Scope of Work consists of exterior and interior primer and finish paint coats and staining of exterior wood.
 - Scope of Work consists of painting/refresh of exterior CMU walls.
2. We have NOT included:
 - Clear seal on exterior CMU walls.

LINE ITEM 64 | Tile Package

1. We have included:
 - Scope of Work consists of wall tile to heights indicated on the design. Colors will be selected from the standard range.

LINE ITEM 67 | Special Floors

1. We have included:
 - Scope of Work consists of a grind & apply Key Resin #535 & #450 w/ aluminum oxide backrolled into topcoat for slip resistance.

LINE ITEM 72 | Window Shades & Curtains

1. We have included:
 - Spring window fashions manual roller shades with fascia.

LINE ITEM 73 | Signage Package

1. We have included:
 - Exterior wall sign, 1" depth aluminum letters, painted black, G011.
 - Interior wall sign, 1/4" thick aluminum letters, mounted on backer.
 - ADA-compliant interior signs.

LINE ITEM 75 | Toilet Partitions & Accessories

1. We have included:
 - Scope of Work consists of grab bars, mirrors, soap dispensers, toilet paper dispensers, paper towel dispensers, hand dryer, coat hooks, changing tables, urinal screens/toilet and shower partitions.
2. We have NOT included:
 - Handicap shower fold down seats and benches, biddable details and/or specifications not provided.

LINE ITEM 77 | Wall Protection & Corner Guards

1. We have included:
 - Scope of Work includes 90-degree stainless steel corner guards in 48 and 96 inch heights.

LINE ITEM 78 | Fire Extinguishers & Cabinets

1. We have included:
 - Scope of Work includes semi-recessed fire extinguisher cabinets and fire extinguishers.

LINE ITEM 79 | Lockers

1. We have included:
 - Scope of Work consists of stacked lockers in the locker rooms.

LINE ITEM 98 | Plumbing Systems

1. We have included:
 - Scope of Work consists of the installation of a complete and operational plumbing supply and waste, piping, fixtures, drains, etc. for a complete and operational system as identified in the plumbing design drawings.
2. We have NOT included:
 - All piping beyond 5 feet from the building foundation.

LINE ITEM 99 | HVAC Systems

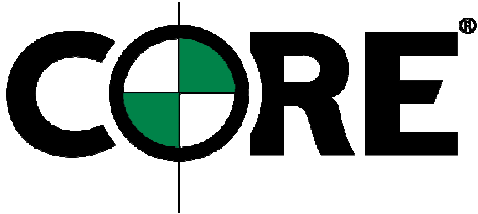
1. We have included:
 - Scope of Work consists of the installation of a complete and operational Mechanical system as identified in the Mechanical design drawings.
 - Test and Balancing of HVAC systems.
2. We have NOT included:
 - DDC controls however, standard TSTATs have been provided for new mechanical units.
 - Pre-balancing/Pre-demo readings.
 - Domestic water balancing.

LINE ITEM 102 | Electrical Systems

1. We have included:
 - Scope of Work consists of the installation of a complete and operational electrical system as identified in the electrical design drawings.
2. We have NOT included:
 - Fire Alarm System



Proposal Summary



Twin Falls City Pool Remodel

GMP

CORE PROJECT NUMBER: 25-10-001
LOCATION: Twin Falls, Idaho
ARCHITECT: Cole Architects
PROCUREMENT: CM/GC
DURATION(mnth): 7.5
WARRANTY(yrs): 2
SITE ACREAGE: 18.34 Acres
SQUARE FOOTAGE: 5,245

DRAFT

#	Description		Base Price	ALTERNATES
	GENERAL REQUIREMENTS		\$70,308	ALT #1 Deduct Alternate Lighting Package
GR1	General Requirements	CORE	\$68,398	\$0
FC	Final Clean	Capital Cleaning	\$1,910	\$0
	DEMOLITION/ OFF-SITE INFRASTRUCTURE		\$27,602	\$0
1	Demolition	FTR	\$27,602	\$0
	SITE WORK (ROUGH)		\$3,590	\$0
6	Surveying/Staking	Idaho Survey Group	\$3,590	\$0
	SITE WORK (FINISH)		\$23,531	\$0
14	Site Signage & Striping	AA Striping Inc	\$2,950	\$0
15	Landscaping & Irrigation	3D Landscaping	\$7,000	\$0
19	Site Concrete	Allen Construction	\$13,581	\$0
	STRUCTURE		\$249,549	\$0
27	Building Concrete	Allen Construction	\$52,469	\$0
28	Structural Masonry	Rose Masonry Construction LLC	\$65,170	\$0
33	Rough Carpentry	R&L Framing	\$131,910	\$0
	ENCLOSURE		\$349,240	\$0
37	Dampproofing / Waterproofing / Air Barrier	Sawtooth Caulking Inc	\$10,035	\$0
38	Insulation	Clayville Insulation	\$3,997	\$0
39	Aluminum Frames / Entrances	D&A Glass	\$98,334	\$0
43	Exterior Fiber Cement Wall Panel System	R&L Framing	\$16,000	\$0
47	Membrane Roofing	All Weather Waterproofing	\$118,150	\$0
49	Metal Roofing	All Weather Waterproofing	\$102,724	\$0
	INTERIOR FINISHES		\$292,646	\$0
55	Finished Carpentry & Millwork	Red Mountain Woodworking	\$23,455	\$0
56	HM Frames, Doors, & Hardware	D&A Door Specialties	\$38,460	\$0
59	Sheathing & Drywall Package	Interior Contractors Inc	\$98,240	\$0
60	Vinyl Wall Protection / FRP	Midwest D-Vision Solutions	\$9,429	\$0
61	Painting	Gary Hansen Paint	\$45,025	\$0
64	Tile Package	Nampa Floors and Interiors	\$67,660	\$0
67	Special Floors	Go Floor Tech	\$10,377	\$0
	SPECIALTIES		\$124,566	\$0
72	Window Shades & Curtains	Boise Shade Co	\$6,070	\$0
73	Signage Package	AIM Sign Company	\$7,580	\$0
75	Toilet Partitions & Accessories	Midwest D-Vision Solutions	\$70,436	\$0
77	Wall Protection & Corner Guards	D-10 Contracting Inc	\$6,450	\$0
78	Fire Extinguishers & Cabinets	D-10 Contracting Inc	\$568	\$0
79	Lockers	D-10 Contracting Inc	\$33,462	\$0
	MEP SYSTEMS		\$518,375	-\$6,215
98	Plumbing Systems	Mountain Edge Plumbing	\$196,070	\$0
99	HVAC Systems	TVR Inc	\$188,120	\$0
102	Electrical Systems	Magic Valley Electric LLC	\$134,185	-\$6,215
	CONTINGENCIES & ALLOWANCES		\$55,990	-\$210
2.5%	Construction Contingency		\$55,990	-\$210
Subtotal			\$1,715,397	-\$6,425
	GENERAL CONDITIONS		SUB TOTAL	SUB TOTAL
REQUIRED	General Conditions		\$326,430	-\$1,223
Subtotal (with General Conditions)			\$2,041,827	-\$7,647
	INSURANCE, BONDS, AND BUILDERS RISK		SUB TOTAL	SUB TOTAL
REQUIRED	General Liability		\$25,756	-\$96
REQUIRED	Subcontractor Insurance / Warranty		\$25,731	-\$96
REQUIRED	Payment and Performance Bond		\$22,396	-\$84
REQUIRED	Builders Risk Insurance		\$11,924	-\$45
Subtotal (with GC's & Insurance)			\$2,127,634	-\$7,969
RATE	CONTRACTOR'S FEE		SUB TOTAL	SUB TOTAL
5.00%	Construction Manager / General Contractor		\$111,981	-\$419
Subtotal (GC's, Insurance, & Fee)			\$2,239,615	-\$8,388
		Estimate Amount		ALT #1 Deduct Alternate Lighting Package
Estimate Total		\$2,239,615		-\$8,388



Enumeration of Documents



ENUMERATION OF DOCUMENTS
PERMIT SET

CITY OF TWIN FALLS POOL EXPANSION/REMODEL
8/20/2025

PROJECT MANUAL					
Specification/ Drawing	Description	Spec Date	Stamp Date	CORE Received Date	Revision
Division 01	General Requirements				
(List Div. Sections)					
Division 02	Existing Conditions/Site				
(List Div. Sections)					
Division 03	Concrete				
(List Div. Sections)					
Division 04	Masonry				
(List Div. Sections)					
Division 05	Metals				
(List Div. Sections)					
Division 06	Wood, Plastics, and Composites				
(List Div. Sections)					
Division 07	Thermal and Moisture Protection				
(List Div. Sections)					
Division 08	Openings				
(List Div. Sections)					
Division 09	Finishes				
(List Div. Sections)					
Division 10	Specialties				
(List Div. Sections)					
Division 11	Equipment				
(List Div. Sections)					
Division 12	Furnishings				
(List Div. Sections)					
Division 13	Special Construction				
(List Div. Sections)					
Division 14	Conveying Equipment				
(List Div. Sections)					
Division 21	Fire Suppression				
(List Div. Sections)					
Division 22	Plumbing				
(List Div. Sections)					
Division 23	Heating, Ventilating, and Air Conditioning				
(List Div. Sections)					
Division 25	Integrated Automation				
(List Div. Sections)					
Division 26	Electrical				
(List Div. Sections)					
Division 27	Communications				
(List Div. Sections)					
Division 28	Electronic Safety and Security				
(List Div. Sections)					
Division 31	Earthwork				
(List Div. Sections)					
Division 32	Utilities				
(List Div. Sections)					
DRAWINGS					
Specification/ Drawing	Description	Drawing Date	Stamp Date	CORE Received Date	Revision
G000	COVER SHEET	18-Jul-25	21-Jul-25	23-Jul-25	
G001	SHEET INDEX AND PROJECT INFORMATION	18-Jul-25	21-Jul-25	23-Jul-25	
G002	ACCESSIBILITY CLEARANCE AND REQUIREMENTS	18-Jul-25	21-Jul-25	23-Jul-25	
G010	CODE ANALYSIS	18-Jul-25	21-Jul-25	23-Jul-25	
G011	SIGNAGE AND EQUIPMENT PLAN	18-Jul-25	21-Jul-25	23-Jul-25	
G012	ENERGY CODE COMPLIANCE	18-Jul-25	21-Jul-25	23-Jul-25	
V1.01	TOPOGRAPHIC SURVEY	18-Jul-25	NA	23-Jul-25	
A000	OVERALL SITE PLAN	18-Jul-25	21-Jul-25	23-Jul-25	



ENUMERATION OF DOCUMENTS
PERMIT SET

CITY OF TWIN FALLS POOL EXPANSION/REMODEL
8/20/2025

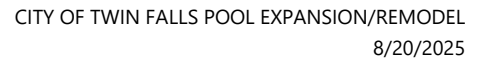
Specification/ Drawing	Description	Spec Date	Stamp Date	CORE Received Date	Revision
A001	EXISTING SITE PLAN	18-Jul-25	21-Jul-25	23-Jul-25	
A002	DEMOLITION PLAN	18-Jul-25	21-Jul-25	23-Jul-25	
A011	DEMOLITION REFLECTED CEILING PLAN - LEVEL 01	18-Jul-25	21-Jul-25	23-Jul-25	
A021	DEMOLITION ROOF PLAN	18-Jul-25	21-Jul-25	23-Jul-25	
A100	ARCHITECTURAL SITE PLAN	18-Jul-25	21-Jul-25	23-Jul-25	
A101	FLOOR PLAN - LEVEL 01	18-Jul-25	21-Jul-25	23-Jul-25	
A111	REFLECTED CEILING PLAN	18-Jul-25	21-Jul-25	23-Jul-25	
A121	ROOF PLAN	18-Jul-25	21-Jul-25	23-Jul-25	
A131	FINISH PLAN AND SCHEDULE	18-Jul-25	21-Jul-25	23-Jul-25	
A201	EXTERIOR ELEVATIONS	18-Jul-25	21-Jul-25	23-Jul-25	
A301	BUILDING SECTIONS	18-Jul-25	21-Jul-25	23-Jul-25	
A351	WALL SECTIONS	18-Jul-25	21-Jul-25	23-Jul-25	
A352	WALL SECTIONS	18-Jul-25	21-Jul-25	23-Jul-25	
A401	ENLARGED PLANS	18-Jul-25	21-Jul-25	23-Jul-25	
A451	INTERIOR ELEVATIONS	18-Jul-25	21-Jul-25	23-Jul-25	
A452	INTERIOR ELEVATIONS	18-Jul-25	21-Jul-25	23-Jul-25	
A511	FOUNDATION DETAILS	18-Jul-25	21-Jul-25	23-Jul-25	
A521	FLOOR / WALL DETAILS	18-Jul-25	21-Jul-25	23-Jul-25	
A531	ROOF DETAILS	18-Jul-25	21-Jul-25	23-Jul-25	
A532	ROOF DETAILS	18-Jul-25	21-Jul-25	23-Jul-25	
A542	WINDOW / DOOR DETAILS	18-Jul-25	21-Jul-25	23-Jul-25	
A601	WALL ASSEMBLY TYPES	18-Jul-25	21-Jul-25	23-Jul-25	
A621	WINDOW AND DOOR TYPES AND SCHEDULES	18-Jul-25	21-Jul-25	23-Jul-25	
A641	FURNITURE DETAILS	18-Jul-25	21-Jul-25	23-Jul-25	
S1.1	GENERAL STRUCTURAL NOTES	18-Jul-25	18-Jul-25	23-Jul-25	
S1.2	SPECIAL INSPECTION	18-Jul-25	18-Jul-25	23-Jul-25	
S1.3	SPECIAL INSPECTION	18-Jul-25	18-Jul-25	23-Jul-25	
S2.1	FOUNDATION PLAN	18-Jul-25	18-Jul-25	23-Jul-25	
S2.2	ROOF FRAMING PLAN	18-Jul-25	18-Jul-25	23-Jul-25	
S2.3	SCHEMATIC 3D VIEW & SECTIONS	18-Jul-25	18-Jul-25	23-Jul-25	
S3.1	STRUCTURAL FOUNDATION DETAILS	18-Jul-25	18-Jul-25	23-Jul-25	
S4.1	STRUCTURAL WALL DETAILS	18-Jul-25	18-Jul-25	23-Jul-25	
S5.1	STRUCTURAL ROOF FRAMING DETAILS	18-Jul-25	18-Jul-25	23-Jul-25	
S5.2	STRUCTURAL ROOF FRAMING DETAILS	18-Jul-25	18-Jul-25	23-Jul-25	
M000	MECHANICAL COVER SHEET	18-Jul-25	18-Jul-25	23-Jul-25	
M001	MECHANICAL SPECIFICATIONS	18-Jul-25	18-Jul-25	23-Jul-25	
M100	DEMOLITON MECHANICAL PLAN	18-Jul-25	18-Jul-25	23-Jul-25	
M100R	DEMOLITON MECHANICAL - ROOF PLAN	18-Jul-25	18-Jul-25	23-Jul-25	
M101	MECHANICAL PLAN - LEVEL 01	18-Jul-25	18-Jul-25	23-Jul-25	
M102	MECHANICAL PLAN - ROOF	18-Jul-25	18-Jul-25	23-Jul-25	
M300	MECHANICAL DETAILS	18-Jul-25	18-Jul-25	23-Jul-25	
M400	MECHANICAL SCHEDULES	18-Jul-25	18-Jul-25	23-Jul-25	
E000	ELECTRICAL COVER SHEET	18-Jul-25	18-Jul-25	23-Jul-25	
E001	DEMOLITION LIGHTING PLAN	18-Jul-25	18-Jul-25	23-Jul-25	
E002	DEMOLITION POWER PLAN	18-Jul-25	18-Jul-25	23-Jul-25	
E100	SITE PLAN	18-Jul-25	18-Jul-25	23-Jul-25	
E201	LIGHTING PLAN - LEVEL 01	18-Jul-25	18-Jul-25	23-Jul-25	
E301	POWER PLAN - LEVEL 01	18-Jul-25	18-Jul-25	23-Jul-25	



ENUMERATION OF DOCUMENTS
PERMIT SET

CITY OF TWIN FALLS POOL EXPANSION/REMODEL
8/20/2025

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Proposed Schedule



Twin Falls Pool Remodel Option D 081925

ID	Task Name	Duration	Start	Finish	March B M E	April B M E	May B M E	June B M E	July B M E	August B M E	September B M E	October B M E	November B M E	December B M E	January B M E	February B M E	March B M E	April B M E	May B M E	June B M E
1	City of Twin Falls Pool House Remodel	309 days	Mon 3/17/25	Mon 6/1/26																
2	Preconstruction	124 days	Mon 3/17/25	Tue 9/9/25																
3	50% CD Completion	0 days	Mon 3/17/25	Mon 3/17/25	◆ 3/17															
4	DD Duration	30 days	Mon 3/17/25	Fri 4/25/25																
5	75% CD Completion	0 days	Fri 4/25/25	Fri 4/25/25	◆ 4/25															
6	CD Duration	30 days	Mon 4/28/25	Mon 6/9/25																
7	Permit Set Completion	0 days	Mon 6/9/25	Mon 6/9/25	◆ 6/9															
8	City of Twin Falls Permit Review Process	40 days	Tue 6/10/25	Tue 8/5/25																
9	Bid Process	15 days	Wed 7/16/25	Tue 8/5/25																
10	Bid Day	0 days	Tue 8/5/25	Tue 8/5/25																
11	Desclope/GMP Assembly	10 days	Wed 8/6/25	Tue 8/19/25																
12	City Council Approval	0 days	Mon 8/25/25	Mon 8/25/25	◆ 8/25															
13	Final Contract	10 days	Tue 8/26/25	Tue 9/9/25																
14	Notice to Proceed	0 days	Tue 9/9/25	Tue 9/9/25	◆ 9/9															
15	Procurement	65 days	Wed 9/10/25	Wed 12/10/25																
16	Procure/Submit/Review/Order Wood Pkg	35 days	Wed 9/10/25	Tue 10/28/25																
17	Procure/Submit/Review/Order Mech. Pkg	65 days	Wed 9/10/25	Wed 12/10/25																
18	Procure/Submit/Review/Order Storefront	40 days	Wed 9/10/25	Tue 11/4/25																
19	Construction	180 days	Wed 9/17/25	Mon 6/1/26																
20	Mobilization- Set-up Fence/Trailer	10 days	Wed 9/17/25	Tue 9/30/25																
21	Demo Existing Entry and Sidewalk	4 days	Wed 10/1/25	Mon 10/6/25																
22	New Communication Line stub-out to street	4 days	Tue 10/7/25	Fri 10/10/25																
23	Grid Layout/ Batter Boards	1 day	Tue 10/7/25	Tue 10/7/25																
24	Plumbing Underground @ New Addition	4 days	Wed 10/8/25	Mon 10/13/25																
25	Electrical Underground New Additon	2 days	Fri 10/10/25	Mon 10/13/25																
26	Excavate Form Footings	4 days	Tue 10/14/25	Fri 10/17/25																
27	Footings Pour	0 days	Fri 10/17/25	Fri 10/17/25	◆ 10/17															
28	Slab on Grade prep/rebar	4 days	Mon 10/20/25	Thu 10/23/25																
29	Slab Pour	0 days	Thu 10/23/25	Thu 10/23/25	◆ 10/23															
30	Deliver Wood Package	0 days	Tue 10/28/25	Tue 10/28/25	◆ 10/28															
31	Framing Layout and Walls	10 days	Wed 10/29/25	Tue 11/11/25																
32	Exterior Walls Complete	0 days	Tue 11/11/25	Tue 11/11/25	◆ 11/11															
33	Locker Rooms Ready for Demo	0 days	Mon 11/10/25	Mon 11/10/25	◆ 11/10															
34	Make Safe/MEP Demo in Locker Rooms	10 days	Mon 11/10/25	Fri 11/21/25																
35	Roof Trusses, Beams and Fill-in	11 days	Wed 11/12/25	Wed 11/26/25																
36	Demo Existing Corridor/Sawcut SS	5 days	Mon 11/24/25	Mon 12/1/25																
37	Roof/ Exterior Sheathing	5 days	Fri 11/28/25	Thu 12/4/25																

Task Milestone Summary Project Summary Deadline Critical Progress



Twin Falls Pool Remodel Option D 081925

ID	Task Name	Duration	Start	Finish	Gantt Chart																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																									
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Site Logistics Plan

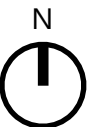


Legend | Activities

-  Construction Entrance
-  Construction Fence
-  Dumpster / Recycle
-  First Aid
-  Construction Limits
-  Access Road / Crane Road
-  Temporary Toilets
-  Pedestrian Traffic
-  Construction Traffic
-  Wash Down / Wash Out Area
-  Trailer Area
-  Trailer
-  Parking
-  Lay Down Area
-  Flagger

Construction Start: November 2025

CORE to keep access to North pool pump/chemical room clear for chemical deliveries.



CORE

CORE



Date: Monday, August 25, 2025
To: Honorable Mayor and City Council
From: Mitch Humble, Deputy City Manager

ACTION ITEM

Request:

A request to approve a letter of intent from Wireless Edge Consultants, LLC to purchase the former Fire Station Number 3 property from the City for \$730,000.

Time Estimate:

The presentation and discussion should take about 10 minutes.

Background:

At the July 14, 2025, City Council meeting, the Council rejected the bids we had received for the sale of the former Fire Station Number 3 property. We had requested bids to purchase the property that would allow the City to retain ownership of the cellular antenna tower on the site, and the two bids we received both required the removal of the tower. So, both bids were rejected as being non-responsive to the request. Since the City did not receive any responsive bids, the State law regarding real property disposal for cities allows the City to now negotiate on the open market for the sale of the property. At that Council meeting, the Council directed staff to start negotiations with the antenna leaseholder to relocate their antenna to another nearby site and to begin negotiations with the high bidder, whose bid was rejected, to purchase the property, once the antenna is relocated.

Following the meeting, we began working on the antenna lease relocation. The antenna leaseholder is NewCom Wireless, LLC. They work with a tower company called Wireless Edge Consultants, LLC to help them secure antenna locations. The City has hired SteepSteel consulting to help us negotiate various upcoming antenna leases. So, SteepSteel is negotiating on our behalf with Wireless Edge, on behalf of NewCom Wireless. During those negotiations, Wireless Edge submitted an offer to simply purchase the property outright from the City. The cost of construction and the uncertainty of securing entitlements for a new tower were factors in this decision. If they could simply buy the current tower property, then they would not have to secure entitlements for, and construct, a new tower. That represents a significant benefit to Wireless Edge. So, Wireless Edge submitted the attached Letter of Intent to purchase the property from the City for \$730,000.

Since we were not negotiating with Wireless Edge for the sale of the property, this offer came as a bit of a surprise. However, in reviewing the offer, it compares very favorably to the high bid that we had received, but rejected, in our auction process. That bid was for \$681,249.99 and included two conditions that would have cost the City money, reducing the net revenue for the City. Those two conditions were that the City would remove the tower and prepare a level one environmental analysis for the buyer to provide some assurance that the site was clean and buildable without significant environmental remediation. We did not get far enough in the process with that bidder to get cost estimates for those two conditions, but we suspect that could have cost as much as \$50,000, making the net revenue of that potential sale around \$630,000, or \$100,000 less than the new offer from Wireless Edge.

As mentioned above, the Council directed staff to negotiate the purchase of the property with the high bidder from the auction process. Wireless Edge is not that bidder. However, we have not come to any

terms or agreement yet with that bidder. With such a significant difference in the potential benefit to the City, staff believes the right thing to do is to share the offer with the City Council. The offer from Wireless Edge does include some details worth sharing. First, Wireless Edge would require the City to extend its lease with NewCom Wireless at terms that are acceptable to Wireless Edge. This is their primary intent, to keep the antenna on the tower at this location. I would like some assurance from Wireless Edge that if we extend the lease, they will close on the purchase. I'll work with them to get that. Second, Wireless Edge would like to market the property to other potential buyers that they could potentially re-sell the property to once they secure it from the City. They would also pay a 1% refundable deposit to the City. They would like a 45-day due diligence period. Finally, each party is responsible for their own portion of closing, consulting, broker's, and legal costs. The offer from Edge Wireless will expire if not accepted by September 10, 2025. I believe these details are all acceptable. The offer is a good one, much better than we thought we'd get after going through the auction process. It is also \$280,000 more than the \$450,000 appraisal of the property we got back in March. Therefore, staff recommends accepting the letter of intent to purchase the property for \$730,000.

Approval Process:

A simple majority vote of the Council is needed to approve this request.

Budget Impact:

Approval of this request will begin the process of selling the property described herein, resulting in \$730,000 of unbudgeted revenue, upon closure of the sale.

Regulatory Impact:

Approval of this request will indicate the City's willingness to enter into official purchasing negotiations with Wireless Edge Consultants, LLC.

History:

N/A

Analysis:

N/A

Conclusion:

Staff recommends that the City Council approve the letter of intent from Wireless Edge Consultants, LLC to purchase the former Fire Station Number 3 property for \$730,000.

Attachments:

1. Twin Falls - Wireless EDGE LOI 8-8-25



38 West Market Street
Rhinebeck, New York 12572
Office: (914) 712-0000
Fax: (914) 712-9005

Letter of Intent

August 8, 2025

Steep Steel, LLC
1135 Grand Central Parkway, Suite 300
Conroe, TX 77304
Attention: James Kennedy, CEO

Re: **City of Twin Falls - Sale of Property, Telecommunication Tower, Easements, Assignment of Leases**

Dear Mr. Kennedy:

Wireless EDGE Consultants, LLC (including its affiliates, the "Buyer") hereby tenders the following offer:

1. **Acquisition.** The Buyer offers to acquire from the City of Twin Falls, ID. (the "Seller") the property located at 911 Washington Street South, Twin Falls, Idaho 88301 ("Property") in its entirety, including all related commercial communications assets and improvements, as applicable including, but not limited to, interests in the pre-existing and future tenant leases thereunder and all other related property (collectively, the "Assets") for a purchase price of **Seven Hundred Thirty Thousand Dollars (\$730,000.00)** (the "Purchase Price"). As of the closing, the Assets shall be free from any liens or encumbrances.
2. **Conditional Provisions.** The offer made in Section 1 is conditional upon the Seller's acceptance and acknowledgment of the following provisions:
 - 2a. **Lease Renewal.** The offer made in Section 1 is contingent upon the renewal of the Tower Space Lease – Fire Station #3 between the City of Twin Falls, Idaho and NewCom Wireless, LLC (including any successor-in-interest) at terms acceptable to Buyer.
 - 2b. **Fire Station Sale.** The offer made in Section 1 is contingent upon the Buyer's right to market the Property during escrow and sell Property to a third party concurrently with or following closing upon Buyer's successful completion of item 2a.
3. **Deposit.** Within five (5) business days of acceptance of the offer made in Section 1, Buyer will pay one percent (1%) of the Purchase Price as a deposit, to be held by Seller's counsel, as escrow agent. This Deposit will be refundable if the parties are unable to complete transaction through no fault of Buyer.
4. **Ownership of the Assets.** Seller and Buyer acknowledge and agree that Seller currently owns the Property, the commercial communications assets and, as further consideration for the Purchase Price, contemporaneously with the closing of the Easement and Assignment and Assumption of Leases, Seller shall sell to Buyer, the Assets.



38 West Market Street
Rhinebeck, New York 12572
Office: (914) 712-0000
Fax: (914) 712-9005

5. No Financing Contingency. The offer made in Section 1 of this letter is not subject to any financing contingency.
6. Definitive Agreements. The transaction will be contingent on the execution of definitive agreements, acceptable to Seller and Buyer, containing all of the terms and conditions thereof, with such representations and warranties, covenants, indemnities, and conditions as are customary to transactions of this nature, including a condition that no material adverse change shall have occurred in the assets, the operation, the financial condition, or the prospects of the Assets. The definitive agreements will include an Easement Agreement for telecommunications purposes and an Assignment and Assumption of Lease Agreement.
7. Due Diligence; Exclusivity. The consummation of the transaction is conditioned upon the Buyer being satisfied with the results of a due diligence review in which the Buyer and its representatives shall be afforded access at mutually agreeable times to all facilities of and information regarding the Assets. The due diligence review period shall be Forty Five (45) days from the date this letter of intent is counter-signed by the Seller (the "Due Diligence Period"). During the Due Diligence Period, the Seller and its representatives will not, directly or indirectly, solicit, accept or negotiate any competing offers or provide any confidential information regarding the Assets to any third party. If the Buyer has delivered a draft definitive agreement within the 45-day period, the exclusivity period will be extended by an additional 15 business days so that the parties can finalize their negotiations.
8. Operation of the Assets. Between the date of this letter and the closing of the transaction, the Seller will (a) in all material respects, operate the Assets only in the ordinary course and not enter into any contracts or leases which are not in the ordinary course and customary conduct of the Assets; (b) maintain the Assets in sufficient operating condition and repair to enable them to operate in all material respects in the manner in which they are currently operated; (c) not sell or encumber any of the Assets; (d) use its commercially reasonable efforts to continue all material existing insurance policies (or comparable insurance) of or relating to the Assets in full force and effect; (e) use its commercially reasonable efforts to preserve its relationship with its tenants and others having material business dealings with the Seller; (f) maintain its books of account related to the Assets in accordance with historical practices; and (g) materially comply with applicable rules and regulations related to the Assets.
9. Binding and Non-binding Provisions. It is understood that Section 1 of this letter represents an expression of our mutual intent to agree only. No party shall in any way be bound to enter into the transaction until definitive agreements are executed and all other conditions to the consummation of the transaction have been fulfilled. Notwithstanding the foregoing, the parties agree that none of the provisions of this letter except Sections 4 and 7 are binding on the parties.
10. Broker; Expenses; Public Announcements. The parties agree that, except as set forth in definitive agreements, each will be responsible for its own legal, broker's commissions, consulting fees and other expenses and that neither will make any public release of information concerning the transaction (other than as required by law after consultation with the other party).
11. Timing of a Transaction. The Buyer is prepared to move expeditiously and close as soon as all conditions in the definitive agreement are fulfilled with a closing date on or about the date that is the later of ninety (90) days from the Execution Date below or thirty (30) days from the execution of the NewCom Wireless renewal lease.



38 West Market Street
Rhinebeck, New York 12572
Office: (914) 712-0000
Fax: (914) 712-9005

12. Entire Agreement. This letter contains the entire agreement between the parties with respect to its subject matter and supersedes all negotiations, prior discussions, agreements, arrangements, and understandings, written or oral, relating to the subject matter of this letter.

13. Expiration of Offer. If this letter accurately reflects our understanding with respect to the matters covered hereby, please sign, date, and return a copy to us. The undersigned's email address is arthur@wirelessedge.com. If this letter is not accepted by 5:00 p.m. (Eastern) on September 10, 2025, this proposal will expire.

14. Counterparts/Electronic Transmission. This Agreement may be executed in any number of counterparts, any of which may be executed and transmitted by email, facsimile or other electronic method (e.g., DocuSign), and each of which shall be deemed an original, but all of which together shall constitute one and the same instrument.

Very truly yours,

John E. Arthur
Wireless Edge Towers III, LLC

ACCEPTED AND AGREED:

City of Twin Falls, Idaho.

Wireless EDGE Consultants, LLC

By: _____

Name: _____

Title: _____

Date: _____ ("Execution Date")

By: _____

Name: John E. Arthur

Title: President & CEO



Date: Monday, August 25, 2025
To: Honorable Mayor and City Council
From: Jonathan Spendlove, Planning and Zoning Director

ACTION ITEM

Request:

Request for approval of the PY 2025 Community Development Block Grant (CDBG) Annual Action Plan and the 2025-2029 Consolidated Plan. (PZ25-0089)

Time Estimate:

10-15 minutes for presentation and questions/comments.

Background:

The HUD - CDBG program allocates funds towards recipients on a rolling 5-year plan that are to be used to further one or more of the CDBG National Objectives (Projects Benefiting Low/Moderate Income Households, Eliminate Slum/Blight, Urgent Need - Natural Disaster Response).

This is a request to approve the 2025-2029 Consolidated Plan, and the 2025 Annual Action Plan for the Community Development Block Grant (CDBG) program.

Approval Process:

Every five (5) years, the City of Twin Falls is required to submit a Consolidated Plan for the CDBG grant to HUD. This Consolidated Plan is for 2025-2029. The City Council may approved the plan via simple majority vote.

Each year the City Council will approve an Annual Action Plan that was prepared in accordance with the Consolidated Plan. Before approval, the Action Plan will undergo a 30-day comment period. At the conclusion of the 30-day comment period, staff will present the Plan for approval. Once approved, the plan will be submitted to HUD for review and approval.

Budget Impact:

The City will continue in its role as designated by the Federal HUD Program as an "Entitlement City", being able to receive federally directed appropriations grants for specific projects approved through the HUD - CDBG Program as outlined within the 5-year Consolidated Plan and Annual Action Plan. If this request is approved, the City will include the direct appopriations in its annual budget, and spend those dollars in accordance with local, state, and federal laws and guidelines.

Regulatory Impact:

The Community Development Block Grant is regulated by 24 CFR 570, which is a section of the Federal Code that deals specifically with the Grant and how it is administered.

History:

The City of Twin Falls was awarded the CDBG grant beginning in 2020. After the first few years, the City undertook an amendment to the plan to refocus its efforts on public infrastructure within the downtown residential core. We generated a plan to update City Park facilities and increase access to amenities in the

area (including ADA Access to/from the Library) and specifically the City Park Bathroom. That project is currently underway and nearing completion.

Analysis:

The 2025 Annual Action Plan serves as the City's funding application for the Community Development Block Grant (CDBG) program. The Annual Action Plan identifies how Twin Falls will spend CDBG funds to address the priorities and goals outlined within the Consolidated Plan.

The plan is required by the U.S. Department of Housing and Urban Development (HUD) for the City to receive federal money through the CDBG program.

The City of Twin Falls has been awarded an average of \$350,000 per year. Specifically, the next Program Year 2025 (PY2025) award is \$332,639.00. Each year the award amount has decreased due to the funding mechanism used by the Federal Government. We expect the yearly award to be closer to the \$325,000 average for the next 5 years.

A summary of how the City proposes to use the funds in PY2025 is provided below:

- Public Facilities and Infrastructure: \$131,112.00
- Sidewalks and ADA ramps: \$135,000.00
- Program Administration: \$ 66,527.00

In addition to the Annual Action Plan, the 2025-2029 Consolidated Plan must be approved. This report is the blueprint of how the CDBG and CDBG-CV funds will be used on projects in the City's downtown neighborhood core over the next 5 years. This Consolidated Plan then directs the annual funding towards the listed projects to be funded by the CDBG grant. It is anticipated these projects will be funded solely with CDBG funds.

There were two (2) in-person community outreach events where the public weighed in on the proposed projects. The comments have been included with this staff report.

The online public comment period ran from July 22, 2025, to August 22, 2025. No comments were received during the 30-day comment period.

Conclusion:

Staff recommends approval of the 2025-2029 CDBG Consolidated Plan and the 2025 Annual Action Plan.

Attachments:

1. Twin Falls Con Plan 2025 AAP to HUD
2. Sidewalk Replacement Map
3. R Yates Public Comment 7-10-25
4. 7-10-25 CDBG Consolidated Plan 2025 public comments
5. 7-23-25 Public Library input photos
6. 7-23-25 CDBG Consolidated Plan 2025 Library group public comments
7. 1 - T Becker Public Comment 7-25-25



**City of Twin Falls
2025-2029 Five-Year Consolidated Plan
2025 Year One Action Plan**

August 2025

**City of Twin Falls
203 Main Avenue East
Twin Falls, Idaho 83301**

Executive Summary

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

1. Introduction

The City of Twin Falls became a U.S. Department of Housing and Urban Development (HUD) Community Development Block Grant entitlement grant recipient beginning in 2020. Community Development Block Grant (CDBG) funds can be used to support a variety of activities that encourage decent and affordable housing, a suitable living environment, and expanded economic opportunity for local residents, particularly lower- and moderate-income households. Eligible activities vary but generally include housing and other property activities (except for new housing development), public facility and infrastructure improvements, public services, economic development, and assistance for people who are homeless.

The City of Twin Falls' 2025-2029 Five-Year Consolidated Plan is a comprehensive document promoting a coordinated approach to housing and community development needs using CDBG grant funds. It provides guidance on how the City plans to invest its HUD dollars and outlines CDBG priorities for the next five years. Each year, the City will produce an Annual Action Plan that details the projects on which the City will spend its grant funds in order to implement the Consolidated Plan's priorities and goals.

2. Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview

The Consolidated Plan's priority needs were developed based on consultation with housing and community development stakeholders; an analysis of the city's top housing, homeless, special needs populations, and community development needs; and review of existing/previous plans

HOUSING AFFORDABILITY AND CONDITION

- Support the development of affordable rental and owned housing, including projects located near employment and transportation.
- Expand the useful life of existing affordable housing through rehabilitation, repair, or weatherization programs.
- Provide homeownership opportunities for households through down payment or closing cost assistance.
- Provide short-term emergency rental or utility assistance to renter households, including those at risk of homelessness.

PUBLIC FACILITY AND INFRASTRUCTURE IMPROVEMENTS

- Public infrastructure and facility improvements such as sidewalks, streets, trails, access to high-speed internet, streetlighting, ADA accessibility, senior or youth centers, public safety facilities, and others.

- Assist community service organizations in improving their physical structures to meet the organization's goals for serving low- and moderate-income households, homeless people, and other special needs populations.

PUBLIC SERVICES

- Fund community services such as youth-focused activities, childcare, services for abused or neglected children, senior activities, transportation, healthcare including mental health, support for victims of domestic violence and rape, job training/job search assistance, case management/wrap around services for people who are homeless, and others.

FAIR HOUSING

- Fair housing education services to help residents, community organizations, and housing providers understand fair housing rights and responsibilities.
- Consumer education around landlord tenant issues.
- Fair housing education and enforcement for people with limited English proficiency.

PROGRAM ADMINISTRATION

- Support general administration, planning, and staff costs for Twin Falls' CDBG program.

3. Evaluation of past performance

As required by HUD, each year the City of Twin Falls prepares a detailed Annual Action Plan and Consolidated Annual Performance and Evaluation Report (CAPER) for its HUD-funded program. The Annual Action Plan and CAPER are submitted to HUD and posted on the City's website after review and approval by HUD. The City's most recent CAPER for PY 2023 (covering activities from October 1, 2023 to September 30, 2024) was submitted to HUD in August 2024 and is posted on the City's website at <https://www.tfid.org/761/Community-Development-Block-Grants>.

4. Summary of citizen participation process and consultation process

The project team used a variety of approaches to encourage community engagement throughout the consolidated planning process, including a series of virtual focus groups, stakeholder survey, public meeting, and public comment period. A total of 36 people participated in the planning process. Input received through consultation efforts were utilized in conjunction with existing data, resources, and plans to help determine priority needs.

Public comments on the draft Consolidated Plan and Annual Action Plan were received throughout a 30-day public comment period from July 22 through August 22, 2025. Two public meetings to receive comments were held on July 10 and July 23, 2025, and the plan was presented to Twin Falls City Council on August 23, 2025. The City received no written comments on the draft plan.

5. Summary of public comments

Comments received throughout the engagement process are summarized below, with additional information provided in the Citizen Participation section of this Plan and incorporated in individual sections as relevant.

Survey respondents were asked to identify the top three community development priorities:

- Development of and support for affordable housing
- Social services (mental health services, services for elderly/youth, services for people with disabilities, services for low-income households, etc.)
- Employment and workforce development

Additional stakeholder feedback included the use of incentives to support greater development of affordable housing, such as impact fee waivers and reduced permit fees, as well as the need for a more coordinated approach to service provision through the use of a centralized resource hub.

6. Summary of comments or views not accepted and the reasons for not accepting them

The City took all comments into consideration in preparing this Consolidated Plan and Annual Action Plan. The City reviewed comments for common and recurring themes to help establish goals and priorities. No comments or views were not accepted.

7. Summary

The Five-Year Consolidated Plan identifies the community's affordable housing, homeless, community development, and economic development needs, as well as outlines a comprehensive and coordinated strategy for implementation of programs. The City will use its CDBG funding to leverage other public and private investment in order to address its goals and priorities.

The Process

PR-05 Lead & Responsible Agencies 24 CFR 91.200(b)

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

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
CDBG Administrator	TWIN FALLS	Planning and Zoning Department

Table 1 – Responsible Agencies

Narrative

In 2019, the City of Twin Falls became an entitlement community under the U.S. Department of Housing and Urban Development's Community Development Block Group (CDBG) program. The 2025-2029 Five-Year Consolidated Plan covers the period from October 1, 2025, through September 30, 2029, and identifies priority community development and housing needs and a strategy to address them. The attached Annual Action Plan discusses specific projects to be funded during the 2025 program year, which begins October 1, 2025, and ends September 30, 2026.

Consolidated Plan Public Contact Information

Jonathan Spendlove
 Planning and Zoning Director
 203 Main Avenue East, 2nd floor
 Twin Falls, ID 83301
 Phone: 208-735-7276
 Email: JSpendlove@tfid.org

PR-10 Consultation – 91.100, 91.110, 91.200(b), 91.300(b), 91.215(I) and 91.315(I)

1. Introduction

The City of Twin Falls designed and promoted opportunities for residents and stakeholders to shape the development of the 2025-2029 Five-Year Consolidated Plan and 2025 Annual Action Plan. To inform the plans' goals and priorities, the City offered residents and stakeholders a variety of ways to share their feedback through virtual focus groups, a public meeting, and a stakeholder survey. Results of these outreach efforts are summarized in the Citizen Participation section of this Plan.

The City of Twin Fall held a 30-day public comment period and a public hearing to receive input from residents and stakeholders on the draft Consolidated Plan prior to approval by the City Council and submission to HUD.

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(I)).

In conducting its community engagement process, the City strove to engage with housing providers and health, mental health, and other service agencies. Stakeholders were invited to attend four public input sessions, participate in individual interviews or focus groups, and/or take the public survey on housing and community needs. These stakeholders included the Twin Falls Housing Authority, Desert Ridge Investments, Summit Development, Valley House Coalition, Voices Against Violence, Safe House, Family Health Services, Idaho Department of Health and Welfare, LINC (Living Independent Network Corporation), College of Southern Idaho Head Start/Early Head Start and Refugee programs, and South Central Community Action Partnership.

As the City implements its CDBG program, it will work closely with public and private sector partners to promote interagency communication and planning and to coordinate health, mental health, and other service delivery to low- and moderate-income residents. As the City makes its annual CDBG project selections, it will consider how proposed activities connect public and assisted housing residents with health, mental health, and other services.

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 City of Twin Falls participates in the Idaho Balance of State Continuum of Care led by the Idaho Housing Finance Association (IHFA). The Continuum of Care promotes community-wide commitment to ending homelessness; funds nonprofit providers and State and local governments to quickly rehouse homeless individuals and families; promotes access to and utilization of mainstream programs by homeless individuals and families; and supports self-sufficiency among individuals and families

experiencing homelessness. Although the City of Twin Falls does not receive Emergency Solutions Grant (ESG) funds, the City will consider projects that address homeless needs for CDBG funding. Additionally, the City may provide support to or collaboration with local homeless housing and service providers in grant applications they make to the IHFA.

For this Consolidated Plan, the City engaged with several organizations that serve residents who are homeless or at risk of homelessness to better understand the needs of the clients they serve. In particular, the planning team conducted stakeholder interviews with South Central Community Action Partnership, Valley House Homeless Shelter, Voices Against Violence, and Safe House.

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

The City of Twin Falls does not receive an ESG entitlement grant. However, the City does participate in the Idaho Balance of State Continuum of Care led by the Idaho Housing Finance Association. As such, the City has an opportunity to provide input regarding the use of CoC ESG funds, performance standards and outcome evaluation, and HMIS administration.

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

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	CITY OF TWIN FALLS CITY MANAGER DEPARTMENT
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Interview
2	Agency/Group/Organization	CITY OF TWIN FALLS PLANNING AND ZONING
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Interview
3	Agency/Group/Organization	Syringa Housing Corporation
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Economic Development Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Survey
4	Agency/Group/Organization	TWIN FALLS HOUSING AUTHORITY
	Agency/Group/Organization Type	Housing PHA Services - Housing Services - Narrowing the Digital Divide
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Anti-poverty Strategy

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Survey
5	Agency/Group/Organization	TWIN FALLS COUNTY OFFICE OF EMERGENCY MANAGEMENT
	Agency/Group/Organization Type	Agency - Managing Flood Prone Areas Agency - Emergency Management Other government - County
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Survey
6	Agency/Group/Organization	Twin Falls County Veterans Service Office
	Agency/Group/Organization Type	Other government - County
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Survey
7	Agency/Group/Organization	TWIN FALLS SCHOOL DISTRICT
	Agency/Group/Organization Type	Services-Children Services-Education
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Families with children
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Survey
8	Agency/Group/Organization	UNITED WAY OF SOUTH CENTRAL IDAHO
	Agency/Group/Organization Type	Services-homeless

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Survey
9	Agency/Group/Organization	VOICES AGAINST VIOLENCE
	Agency/Group/Organization Type	Services-Victims of Domestic Violence
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Survey

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

Efforts were made to consult as broad a group of community stakeholders as possible. The City of Twin Falls and the planning team distributed invitations via e-mail for the community input sessions, interviews, and/or community survey to more than 30 contacts representing a variety of viewpoints, including city staff, elected officials, housing authority staff, housing developers, nonprofit organizations, homeless housing and service providers, mental health service providers, agencies serving people with disabilities, institutions working with immigrants and refugees, family and senior service providers, workforce development organizations, and others. The City of Twin Falls also advertised public input opportunities on social media and the City's website. No agency types were excluded from participation.

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Idaho Balance of State Continuum of Care	The Point-in-Time Count identifies the number of homeless individuals in the Balance of State Continuum of Care to understand levels of need for homeless housing and services, which is discussed in the Needs Assessment and Strategic Plan.
Twin Falls Grow with Us Comprehensive Plan (2016)	City of Twin Falls	The Comprehensive Plan outlines the city's vision for housing, economic development, parks and open space, transportation, public facilities, and community design. Goals from this plan informed the non-housing community development priorities outlined in the Strategic Plan.
Twin Falls Community Strategic Plan (2018)	City of Twin Falls	The Community Strategic Plan highlights the City of Twin Falls' goals in the areas of health, learning, public safety, accessibility, environment and nature, prosperity and economic development, community engagement and responsible planning, and internal organization. The Community Strategic Plan's goals inform the priority needs outlined in the Strategic Plan of this Consolidated Plan.
Twin Falls County All Hazard Mitigation Plan (2020)	Twin Falls County	The Twin Falls County All Hazard Mitigation Plan focuses on identifying all potential hazards that might affect the county, including severe weather, wildfire, and drought, among others. Hazard mitigation and impacts of environmental hazards on low- and moderate-income residents are discussed in the Market Analysis of this Consolidated Plan.
Twin Falls, Idaho Healthy Conditions Assessment (2018)	St. Luke's Health System	The Twin Falls Healthy Conditions Assessment analyzed community health indicators to identify opportunities for direct and meaningful improvements. Four themes were uncovered including: (1) crisis/trauma; (2) lack of transportation options; (3) housing affordability; and (4) deterioration of the family unit. Findings from the Healthy Conditions Assessment supported the priorities outlined in the Strategic Plan.

Table 3 – Other local / regional / federal planning efforts
Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(I))

In implementing its Consolidated Plan, the City of Twin Falls will continue coordinating with regional organizations serving southern Idaho and relevant state agencies, including the Idaho Workforce

Demo

Development Council, the College of Southern Idaho, Region IV Economic Development, the Twin Falls Area Chamber of Commerce, and others.

Narrative (optional):

PR-15 Citizen Participation – 91.105, 91.115, 91.200(c) and 91.300(c)

1. Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal-setting

The City of Twin Falls invited members of the public to provide input for this Consolidated Plan by attending a community input session or by taking a community-wide survey. The City held community input sessions on July 10 and July 23, 2025, and a Housing and Community Needs Survey was available to stakeholders via a weblink and in hard copy. A total of 8 people participated in the stakeholder survey.

Advertisements for the input sessions and survey targeted the general public, as well as nonprofits, service providers, housing providers, and others working with low- and moderate-income households and special needs populations. Notice was given to residents through multiple posts on the City's social media (Facebook and Twitter), the City of Twin Falls website, flyers distributed to the City's network of nonprofit service providers, and a public notice was published in the Magic Valley Times-News to inform the public of the public hearing and comment period for the Consolidated Plan and Annual Action Plan. Flyers were emailed to local housing and service providers and community development practitioners, both as outreach to these stakeholders and for distribution to their clients.

In addition to the community input sessions and survey, the planning team extended invitations for in-depth individual interviews to stakeholders representing a range of perspectives and local knowledge, including City staff; the Twin Falls Housing Authority; the College of Southern Idaho; affordable housing developers; economic and workforce development practitioners; nonprofit organizations and service providers working with people with disabilities, immigrants and refugees, people experiencing homelessness; and other local and regional stakeholders.

The City of Twin Falls held a 30-day public comment period to receive comments on the draft 2025-2029 Consolidated Plan and 2025 Annual Action Plan from July 22 through August 22, 2025. During this time, copies of the draft report were available for public review, and residents and stakeholders could provide written comments. The City of Twin Falls also held public meetings on July 10 and July 23, 2025, to receive input from residents and stakeholders on priority needs. All stakeholders who participated in interviews, focus groups, or meetings and shared their email addresses with the City were notified of the public comment period and hearing. An estimated total of 27 residents attended the public meetings, and the City received no written comments on the draft. The final Consolidated Plan and Annual Action Plan were presented to Twin Falls City Council on August 25, 2025.

A summary of community outreach efforts and responses is shown below, with complete survey results and evidence of outreach materials available as an appendix.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Focus Groups	Minorities Non-English Speaking - Specify other language: Spanish Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing Housing and service providers, community development practitioners	0 participants	N/A	N/A	

Demo

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
2	Public Meeting	Minorities Non-English Speaking - Specify other language: Spanish Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing	10 participants	- Food pantry or free library at the City Park- Safer transition between library and park- Additional playground area	N/A	

Demo

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
3	Public Meeting	Minorities Non-English Speaking - Specify other language: Spanish Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing	17 participants	- ADA accessibility- Sidewalk repair- Businesses impacted by street closure- Bike routes downtown	N/A	

Demo

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
4	Focus Groups	Minorities Non-English Speaking - Specify other language: Spanish Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing Housing and service providers, community development practitioners	8 respondents	- Development of and support for affordable housing- Social services (mental health services, services for elderly/youth, services for people with disabilities, services for low-income households, etc.)- Employment and workforce development- Greater coordination between existing service providers and agencies- Centralized resource hub for those seeking assistance	N/A	

Demo

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
5	Focus Groups	Minorities Non-English Speaking - Specify other language: Spanish Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing Housing and service providers, community development practitioners	0 comments received	N/A	N/A	

Demo

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
6	Public Hearing	Minorities Non-English Speaking - Specify other language: Spanish Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing Housing and service providers, community development practitioners	0 participants	N/A	N/A	

Table 4 – Citizen Participation Outreach

Demo

Needs Assessment

NA-05 Overview

Needs Assessment Overview

This section of the Consolidated Plan analyzes the housing, community development, and economic development needs in Twin Falls to inform priorities and goals for the next five years. The analysis relies on data from the U.S. Census and the American Community Survey (ACS), including the Comprehensive Housing Affordability Strategy (CHAS) dataset, which identifies households with specific housing needs. This quantitative data is supplemented with local information regarding homelessness and assisted housing inventories. Finally, this statistical analysis is combined with public input gathered through interviews, focus groups, and a community survey to identify and confirm priority needs in Twin Falls.

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

Summary of Housing Needs

According to 2016–2020 ACS data, the City of Twin Falls has a population of 49,820 living in 19,095 households. Between 2009 and 2020, the population increased by 8% and the number of households increased by 13%. Data provided in the following tables present estimates from the 2016-2020 5-Year American Community Survey for the City of Twin Falls.

Table 6 segments households by income and household type. Within the city, 44% of all households are categorized as low- to moderate-income, earning less than 80% of the HUD-Adjusted Median Family Income (HAMFI). Of these, 2,115 households earn less than 30% HAMFI, representing approximately 11% of all households in Twin Falls. Among all low- and moderate-income households, small families represent the largest share (34%), followed by households with at least one senior aged 62-74 (18%). For many low- and moderate-income households in Twin Falls, finding and maintaining suitable housing at an affordable cost is a challenge. The following tables identify housing needs by tenure based on Comprehensive Housing Affordability Strategy (CHAS) data.

To assess affordability and other types of housing needs, HUD defines four housing problems:

1. **Cost burden:** A household has a cost burden if its monthly housing costs (including mortgage payments, property taxes, insurance, and utilities for owners and rent and utilities for renters) exceed 30% of monthly income.
2. **Overcrowding:** A household is overcrowded if there is more than 1 person per room, not including kitchens and bathrooms.
3. **Lack of complete kitchen facilities:** A household lacks complete kitchen facilities if it lacks one or more of the following: cooking facilities, refrigerator, or a sink with piped water.
4. **Lack of complete plumbing facilities:** A household lack complete plumbing facilities if it lacks one or more of the following: hot and cold piped water, a flush toilet, or a bathtub or shower.

HUD also defines four severe housing problems, including a severe cost burden (more than 50% of monthly household income is spent on housing costs), severe overcrowding (more than 1.5 people per room, not including kitchens or bathrooms), lack of complete kitchen facilities (as described above), and lack of complete plumbing facilities (as described above).

The data in Table 7 indicates that 5,299 households, or approximately 28% of all households in Twin Falls, experience one or more housing problems. A total of 2,435 households (13%) experience at least one severe housing problem, as shown in Table 8.

Housing cost burden is the most common housing problem in Twin Falls. Data indicates that 25% of all households, or 4,760 households, are burdened by housing costs. More than one-third (36%) of these cost-burdened households experience severe cost-burdens. More than half (57%) of all low- to moderate-income households are burdened by housing costs, while 30% of very low-income households (0-30% HAMFI) experience severe cost burdens, making housing affordability the most prevalent housing problem in these income groups).

Demographics	Base Year: 2009	Most Recent Year: 2020	% Change
Population	45,985	49,820	8%

Demo

Demographics	Base Year: 2009	Most Recent Year: 2020	% Change
Households	16,840	19,095	13%
Median Income	\$41,927.00	\$50,839.00	21%

Table 5 - Housing Needs Assessment Demographics

Data Source: 2000 Census (Base Year), 2016-2020 ACS (Most Recent Year)

Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households	2,115	2,750	3,560	2,505	8,165
Small Family Households	590	1,165	1,105	1,065	3,955
Large Family Households	190	345	280	390	1,005
Household contains at least one person 62-74 years of age	570	390	580	440	1,680
Household contains at least one person age 75 or older	275	465	725	115	525
Households with one or more children 6 years old or younger	445	715	535	574	1,080

Table 6 - Total Households Table

Data Source: 2016-2020 CHAS

Housing Needs Summary Tables

1. Housing Problems (Households with one of the listed needs)

	Renter					Owner				
	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking complete plumbing or kitchen facilities	65	10	55	80	210	4	0	0	0	4
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	50	125	10	0	185	0	0	0	0	0
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	100	25	15	0	140	0	25	0	0	25
Housing cost burden greater than 50% of income (and none of the above problems)	650	270	0	0	920	435	440	70	10	955
Housing cost burden greater than 30% of income (and none of the above problems)	270	725	365	40	1,400	200	285	625	310	1,420

Demo

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Zero/negative Income (and none of the above problems)	40	0	0	0	40	0	0	0	0	0

Table 7 – Housing Problems Table

Data 2016-2020 CHAS
Source:

2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	860	430	80	80	1,450	440	465	70	10	985
Having none of four housing problems	565	975	1,285	795	3,620	245	875	2,125	1,615	4,860
Household has negative income, but none of the other housing problems	0	0	0	0	0	0	0	0	0	0

Table 8 – Housing Problems 2

Data 2016-2020 CHAS
Source:

3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	400	350	145	895	135	560	205	900
Large Related	15	210	40	265	120	15	65	200
Elderly	385	265	110	760	315	90	270	675
Other	295	340	130	765	65	75	160	300

Demo

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Total need by income	1,095	1,165	425	2,685	635	740	700	2,075

Table 9 – Cost Burden > 30%

Data 2016-2020 CHAS
Source:

4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	0	0	0	0	95	345	0	440
Large Related	0	0	130	130	120	0	0	120
Elderly	190	150	30	370	165	50	60	275
Other	0	240	70	310	55	0	0	55
Total need by income	190	390	230	810	435	395	60	890

Table 10 – Cost Burden > 50%

Data 2016-2020 CHAS
Source:

5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	150	150	10	0	310	0	25	0	0	25
Multiple, unrelated family households	0	0	15	0	15	0	0	0	0	0
Other, non-family households	0	0	0	0	0	0	0	0	0	0
Total need by income	150	150	25	0	325	0	25	0	0	25

Table 11 – Crowding Information – 1/2

Data 2016-2020 CHAS
Source:

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Households with Children Present	0	0	0	0	0	0	0	0

Table 12 – Crowding Information – 2/2

Data Source

Comments:

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

Non-elderly single person households in need of housing assistance are included in the “Other” category of Tables 9 and 10. This category can also include multi-person households whose members are unrelated. There are an estimated 1,065 single-person or multi-person unrelated households with low or moderate incomes who are housing cost burdened. These households make up approximately 22% of all cost-burdened low- and moderate-income households in Twin Falls.

The distribution of these households spending more than 30% of their income on housing costs is concentrated in the low- and very-low income levels. Approximately 39% of these cost-burdened households have low incomes (>30-50% HAMFI), 34% have very low incomes (0-30% HAMFI), and 27% have moderate incomes (>50-80% HAMFI). The vast majority (72%) of “Other” households that are cost burdened are renters.

Single-person and multi-person unrelated households comprise 22% of all households experiencing a severe cost burden. The majority of these severely cost-burdened households (85%) are renters. All renter households in this category experiencing a severe housing cost burden have low to moderate levels of income (>30-80% HAMFI). Conversely, for owner households in this category, all single-person and multi-person unrelated households experiencing severe cost burdens are those with very low incomes (0-30% HAMFI).

Table 11, which provides data for “Other, non-family households,” indicates that no households in this category experience problems with overcrowding.

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.

Data from the 2016-2020 American Community Survey (ACS) estimates that approximately 15% of the civilian noninstitutionalized population in Twin Falls has a disability. The need for housing assistance for this population is evident in local assisted housing inventories; data from the Twin Falls Housing Authority shows there are 54 families with a disabled member in public housing and 116 families with a disabled member utilizing Housing Choice Vouchers.

The housing situation for survivors of domestic violence in Twin Falls is critical, with local data revealing a significant gap between the need for safe housing and the available resources. The primary provider of services is The Crisis Center of the Magic Valley, which operates The Rose House, a 28-bed emergency

shelter for women and children fleeing violence. In the most recent fiscal year, the Center provided 5,334 nights of safe shelter to 239 women and children. However, demand consistently exceeds capacity; during that same period, there were 335 requests for shelter that could not be met due to a lack of available space.

The link between domestic violence and homelessness is significant and quantifiable. The 2023 Point-in-Time (PIT) count for the region found that 21% of all homeless adults surveyed identified as survivors of domestic violence, making it a primary driver of homelessness in the community. This local need is reflective of a broader statewide issue, as domestic violence programs across Idaho served over 7,100 victims in the last fiscal year.

This data reveals a critical gap between the high, documented demand for safe housing for survivors and the limited emergency shelter capacity in Twin Falls. This underscores a significant need for a range of housing solutions, including additional emergency shelter, transitional housing, and rapid re-housing resources specifically for this vulnerable population.

What are the most common housing problems?

Housing cost burden is overwhelmingly the most common housing problem in the city. According to CHAS data, a total of 4,760 low- and moderate-income households are cost-burdened, paying more than 30% of their income on housing. This includes 2,685 renter households and 2,075 owner households. Of these, 1,700 are severely cost-burdened, paying more than 50% of their income for housing. In contrast, other physical housing problems are far less prevalent. Only 350 households are reported as living in overcrowded conditions, and 214 households live in substandard housing lacking a complete kitchen or plumbing.

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

Among low- and moderate-income households, renters are significantly more likely to experience housing problems than homeowners. Approximately 64% of LMI renter households face at least one housing problem, compared to 35% of LMI owner households. Households earning less than 30% of AMI are particularly vulnerable. Renters with incomes below 30% HAMFI make up 35% of all households experiencing a severe housing problem.

In terms of housing cost burdens, the number of renters and owners spending over 30% of their income on housing is highest among the low-income group (>30-50% HAMFI). For severe cost burdens, the need is highest among very low-income owners (0-30% HAMFI) and low-income renters (>30-50% HAMFI). All households with a severe cost burden (100%) earn less than 80% HAMFI. Additionally, renter households are far more likely to experience overcrowding than owner households; 93% of all overcrowded units are occupied by renters.

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 91.205(c)/91.305(c)). 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

In 2024, the federal poverty line for a four-person household was \$31,200. According to 2016-2020 ACS data, 16.5% of residents in Twin Falls are living at or below the poverty level. This rate is higher for vulnerable family types; 31% of female-headed households with children live in poverty, compared to just 6% of married-couple families.

Low wages, rising rental costs, and the scarcity of affordable housing for the lowest-income households place these families at imminent risk of homelessness. The greatest need for these families, as well as for those exiting rapid re-housing assistance, is the availability of standard-condition housing that is affordable to households earning at or below 50% AMI. For those nearing the termination of assistance, top needs include sustainable income, access to mainstream benefits, linkages to health services, and access to affordable transportation and childcare.

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:

The Idaho Balance of State Continuum of Care (ID-501), which serves Twin Falls, is coordinated by the Idaho Housing and Finance Association (IHFA).[1] The CoC formally defines the "at-risk of homelessness" population in its Policies and Procedures manual, directly adopting the U.S. Department of Housing and Urban Development's (HUD) specific four-part definition.² This includes individuals and families who have an income below 30% of Area Median Income, lack sufficient resources to maintain housing, and meet other criteria related to housing instability, such as receiving an eviction notice or needing to exit an institutional setting without a stable housing plan.

The methodology for identifying and estimating this population is managed through IHFA's administration of the state's Coordinated Entry (CE) system. When individuals and families seek assistance, they are assessed using a standardized tool, the Vulnerability Index - Service Prioritization Decision Assistance Tool (VI-SPDAT), to determine their level of risk and prioritize them for services.[2] This case-level data from the CE system provides the most direct measure of households actively seeking assistance.

This direct data is supplemented by broader estimates from two other key sources:

- The annual Point-in-Time (PIT) Count, a statewide effort coordinated by IHFA that provides a snapshot of sheltered and unsheltered homelessness on a single night.³

- The Homeless Management Information System (HMIS), also administered by IHFA, which tracks the utilization of homeless services over time to identify trends in the population requiring assistance.[3]

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

Based on an analysis of Twin Falls' housing data, the primary characteristic linked to housing instability is the shortage of affordable rental units, particularly for households earning below 50% of AMI. This affordability gap is the most significant factor, as CHAS data shows thousands of residents face a high housing cost burden relative to their income. Overcrowding, while less widespread, is another characteristic of instability, almost exclusively affecting renter households. The age of the housing stock, particularly the large number of rental units built before 1980, also contributes to instability when units suffer from deferred maintenance, creating quality and safety issues for low-income tenants.

Discussion

N/A

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.

Introduction

This section assesses the housing needs of racial and ethnic groups at various income levels in comparison to needs at that income level as a whole to identify any disproportionately greater needs. According to HUD, a disproportionately greater need exists when members of a racial or ethnic group at a given income level experience housing problems at a greater rate (10 percentage points or more) than the income level as a whole. Tables 13 through 16 identify the number of households experiencing one or more of the four housing problems by householder race, ethnicity, and income level. The four housing problems include: (1) cost burdens (paying more than 30% of income for housing costs); (2) overcrowding (more than 1 person per room); (3) lacking complete kitchen facilities; and (4) lacking complete plumbing facilities.

2020 HUD income classifications are as follows:

- Very low income – up to 30% of area median income (AMI) or up to \$26,200 for a family of four;
- Low income – 30% to 50% AMI or \$26,201 to \$31,000 for a family of four;
- Moderate income – 50% to 80% AMI or \$31,001 to \$49,600 for a family of four;
- Middle income – 80% to 100% AMI or \$49,601 to \$60,700 for a family of four.

0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,770	340	0
White	1,375	245	0
Black / African American	0	60	0
Asian	65	0	0
American Indian, Alaska Native	10	0	0
Pacific Islander	0	0	0
Hispanic	180	0	0

Table 13 - Disproportionally Greater Need 0 - 30% AMI

Data Source: 2016-2020 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,910	840	0
White	1,685	810	0
Black / African American	0	0	0
Asian	10	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	210	30	0

Table 14 - Disproportionally Greater Need 30 - 50% AMI

Data Source: 2016-2020 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,140	2,420	0
White	980	1,695	0
Black / African American	20	0	0
Asian	0	140	0
American Indian, Alaska Native	0	20	0
Pacific Islander	0	0	0
Hispanic	99	540	0

Table 15 - Disproportionally Greater Need 50 - 80% AMI

Data Source: 2016-2020 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	445	2,060	0
White	345	1,690	0
Black / African American	0	0	0
Asian	0	4	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	0	365	0

Table 16 - Disproportionally Greater Need 80 - 100% AMI

Data Source: 2016-2020 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

Discussion

Housing problems in Twin Falls affect all income levels below 100% of the area median income, but disproportionately impact different groups at different income levels. White households represent the majority of those facing housing challenges in absolute numbers, but this group does not experience housing problems at a rate that would suggest a disproportionately greater need at any income level. On the other hand, certain minority groups with smaller populations experience higher rates of housing problems. Asian, American Indian/Alaska Native, and Hispanic households are particularly impacted at the very low-income level. Hispanic households also show a disproportionately greater need at the low-income level, while Black/African American households show a disproportionately greater need at the moderate-income level. This analysis suggests that while broad-based housing solutions are needed for all low-income households, targeted outreach and strategies may be necessary to address the specific and disproportionate challenges faced by Twin Falls' Asian, Hispanic, American Indian/Alaska Native, and Black/African American households.

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.

Introduction

This section assesses the severe housing needs of racial and ethnic groups at various income levels in comparison to severe needs at that income level as a whole to identify any disproportionately greater needs. This analysis uses HUD's definition of disproportionately greater need, which occurs when one racial or ethnic group at a given income level experiences housing problems at a rate that is at least 10 percentage points greater than the income level as a whole.

Tables 17 through 20 identify the number of households with one or more of the severe housing needs by householder race and ethnicity. The four severe housing problems include: (1) severe cost burden (paying more than 50% of income for housing and utilities); (2) severe crowding (more than 1.5 people per room); (3) lack of complete kitchen facilities; and (4) lack of complete plumbing facilities.

2020 HUD income classifications are as follows:

- Very low income – up to 30% of area median income (AMI) or up to \$26,200 for a family of four;
- Low income – 30% to 50% AMI or \$26,201 to \$31,000 for a family of four;
- Moderate income – 50% to 80% AMI or \$31,001 to \$49,600 for a family of four;
- Middle income – 80% to 100% AMI or \$49,601 to \$60,700 for a family of four.

0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,300	810	0
White	1,005	615	0
Black / African American	0	60	0
Asian	65	0	0
American Indian, Alaska Native	10	0	0
Pacific Islander	0	0	0
Hispanic	110	75	0

Table 17 – Severe Housing Problems 0 - 30% AMI

Data Source: 2016-2020 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

30%-50% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	895	1,850	0
White	860	1,635	0
Black / African American	0	0	0
Asian	10	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	25	210	0

Table 18 – Severe Housing Problems 30 - 50% AMI

Data Source: 2016-2020 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

50%-80% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	150	3,410	0
White	150	2,525	0
Black / African American	0	20	0
Asian	0	140	0
American Indian, Alaska Native	0	20	0
Pacific Islander	0	0	0
Hispanic	0	640	0

Table 19 – Severe Housing Problems 50 - 80% AMI

Data Source: 2016-2020 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

80%-100% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	90	2,410	0
White	35	2,000	0
Black / African American	0	0	0
Asian	0	4	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	0	365	0

Table 20 – Severe Housing Problems 80 - 100% AMI

Data Source: 2016-2020 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

Discussion

Severe housing problems in Twin Falls are heavily concentrated at the very low-income level, where over 60% of households are impacted. White and Hispanic households represent the majority of those facing severe housing challenges in absolute numbers, but neither group experiences these problems at a rate that would suggest a disproportionately greater need at any income level. On the other hand, certain minority groups with smaller populations experience higher rates of severe housing problems. Asian households are disproportionately impacted at both the very low- and low-income levels, while American Indian/Alaska Native households, though very small in number, show a disproportionately greater need at the very low-income level. This analysis suggests that while strategies to alleviate severe housing problems are needed for all very low-income households, targeted outreach may be necessary to address the specific and disproportionate challenges faced by Twin Falls' Asian and American Indian/Alaska Native households.

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.

Introduction:

This section assesses 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. While the preceding sections assessed all housing and severe housing problems, Table 21 focuses only on what share of their income households spend on housing. Data is broken down into groups spending less than 30% of income on housing costs, those paying between 30 and 50% (i.e., with a cost burden), and those paying over 50% (i.e., with a severe cost burden). The final column, “no/negative income,” identifies households without an income, for whom housing as a share of income was not calculated.

Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	13,465	3,480	2,100	40
White	11,040	2,885	1,810	40
Black / African American	95	20	0	0
Asian	235	10	65	0
American Indian, Alaska Native	40	0	10	0
Pacific Islander	0	0	0	0
Hispanic	1,800	455	110	0

Table 21 – Greater Need: Housing Cost Burdens AMI

Data Source: 2016-2020 CHAS

Discussion:

The data from Table 21 reveals disparities in housing cost burdens across different racial and ethnic groups in Twin Falls. Overall, 29% of all households in the city are cost-burdened (paying more than 30% of their income on housing). However, no single group experiences this burden at a rate that is 10 or more percentage points higher than the citywide average. White households have the highest rate of cost burden at 30%. Rates for minority groups are all below the jurisdictional average, ranging from 17% for Black/African American households to 24% for Asian and Hispanic households.

While no group has a disproportionate need for any cost burden, there are significant disparities in the rates of severe cost burden (paying more than 50% of income on housing). The impact of severe cost burden is felt most acutely by Asian households (21%) and American Indian/Alaska Native households (20%), both of which experience severe cost burdens at a rate nearly double the citywide average of

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11%. The rate for White households (12%) is near the average, while the rates for Hispanic (5%) and Black/African American (0%) households are lower.

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?

Certain income categories and racial or ethnic groups in Twin Falls exhibit disproportionately greater housing needs. At the very low-income (0-30% AMI) level, Asian, American Indian/Alaska Native, and Hispanic households all experience housing problems at a rate indicating a disproportionately greater need. In the low-income (30-50% AMI) category, Asian and Hispanic households again meet the threshold for a disproportionately greater need. For households in the moderate-income (50-80% AMI) range, Black/African American households report a disproportionately greater need. No group was found to have a disproportionately greater need in the middle-income (80-100% AMI) category.

The groups that most frequently experience disproportionately greater housing needs across income levels in Twin Falls are Asian and Hispanic households. Asian households face disproportionately greater needs for housing problems or severe housing problems in three of the four income brackets, highlighting significant and persistent challenges. Hispanic households experience disproportionately greater housing needs at the two lowest income levels, where housing affordability is most acute.

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

Comparing data on homelessness with general population data highlights disparities for certain groups. According to the 2023 Point-in-Time Count, Black/African American individuals are significantly overrepresented among the homeless population in the region, making up 6.4% of homeless individuals while representing only about 1% of the total population of Twin Falls County.[1] This indicates that housing instability disproportionately leads to homelessness for Black residents.

In contrast, Hispanic or Latino residents, who account for 17% of the total county population, represent a slightly smaller share of the homeless population at 13%.¹ White residents are similarly underrepresented, accounting for 76% of the county population and 70% of the homeless population.¹ This data suggests that while homelessness affects all groups, Black/African American residents face a disproportionately high risk.

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

In Twin Falls, residents of all races and ethnic groups are generally dispersed across the city, with no extreme patterns of segregation. However, an analysis of census tract data reveals some moderate concentrations.

Hispanic residents, the city's largest minority group, are distributed throughout Twin Falls but show a slightly higher concentration in the census tracts that make up the southern and central parts of the city. The population of other minority groups, such as Asian and Black/African American residents, is very small and does not show any significant clustering patterns, with households dispersed throughout the

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community. This general dispersal suggests that housing strategies should be applied city-wide rather than targeted to specific neighborhoods.

NA-35 Public Housing – 91.205(b)

Introduction

The City of Twin Falls is served by two agencies providing publicly supported housing: The Twin Falls Housing Authority (TFHA), which provides traditional public housing, and the Idaho Housing and Finance Association, which provides housing choice vouchers. Discussed below is the Twin Falls Housing Authority, which is a small, qualified public housing authority (PHA) that does not require a 5-year review, or an annual plan as is required for a non-qualified PHA. Data from HUD's PIH Information Center indicates that there are 191 traditional public housing units provided by the Twin Falls Housing Authority.

HUD PIC data also identifies other defining characteristics about the traditional public housing tenant population. About 43.5% of TFHA households have an elderly resident, while 34.5% are households containing one member with a disability. The average annual income for residents is \$11,907. Out of 191 households reported below, 184 are white households, with 2 Black/African American households and 5 Asian/Pacific Islander households. Additionally, 13 households are Hispanic.

In addition to the public housing units operated by TFHA, the Idaho Housing and Finance Association (IHFA) administers housing choice vouchers that can be used in Twin Falls. According to HUD's Picture of Subsidized Households data, there are approximately 462 subsidized units via housing choice voucher available for use in Twin Fall with 82% currently occupied, or about 378 units. Currently, these units house approximately 791 people in total. About 78% of voucher holders are white, 17% are Hispanic/Latino, and 4% are Black/African American. As of 2024, average months on waiting list are about 15 months. According to the Twin Falls Housing Authority, there is currently a wait list of 241 households as of 2025.

Totals in Use

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	0	191	0	0	0	0	0	0

Table 22 - Public Housing by Program Type

Demo

***includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**

Data Source: PIC (PIH Information Center)

Characteristics of Residents

	Program Type							
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher	
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program
Average Annual Income	0	0	11,907	0	0	0	0	0
Average length of stay	0	0	4	0	0	0	0	0
Average Household size	0	0	1	0	0	0	0	0
# Homeless at admission	0	0	0	0	0	0	0	0
# of Elderly Program Participants (>62)	0	0	83	0	0	0	0	0
# of Disabled Families	0	0	66	0	0	0	0	0
# of Families requesting accessibility features	0	0	191	0	0	0	0	0
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

Table 23 – Characteristics of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Race of Residents

Race	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	0	184	0	0	0	0	0	0
Black/African American	0	0	2	0	0	0	0	0	0
Asian	0	0	3	0	0	0	0	0	0
American Indian/Alaska Native	0	0	0	0	0	0	0	0	0
Pacific Islander	0	0	2	0	0	0	0	0	0
Other	0	0	0	0	0	0	0	0	0
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 24 – Race of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Ethnicity of Residents

Ethnicity	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	0	13	0	0	0	0	0	0
Not Hispanic	0	0	178	0	0	0	0	0	0
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 25 – Ethnicity of Public Housing Residents by Program Type

Demo

Data Source: PIC (PIH Information Center)

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

The 2024 HUD APSH data indicate there are 196 traditional public housing units, of which 99% are currently occupied. Of these 196 traditional public housing units, about 82 units (42%) house a family with at least one disabled family member.

According to the HUD data, all 191 public housing households requested units with accessibility features. Since many people with disabilities live on limited incomes, often no more than \$771/month for an individual or \$1,157/month for a couple in SSI benefits

(<https://courtselfhelp.idaho.gov/docs/publications/DSSM-3.pdf>), there are few independent living options for them other than public housing. Availability of additional units with accessibility features is the greatest need of this population.

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

The Idaho Housing and Finance Association (IHFA) manages Section 8 Tenant-Based rental vouchers for the Magic Valley region, which includes Twin Falls County and 7 other counties in the region. Data is not tracked by city and IHFA did not have additional information to share about family type on the wait list. According to APSH data, as of 2024 overall, renters waited an average of 16 months before receiving subsidized housing in Idaho.

Current residents in public and other assisted housing units are most immediately in need of opportunities and support to grow and attain a level of self-sufficiency. These supports include programs in areas such as job training and assistance, childcare, transportation, health-related assistance, after school programs, adult education, and child educational enrichment. According to local organizations that provided input, there is a lack of an overarching strategy in housing and social service networks in the city. While resources exist, improved, and streamlined communication is needed, particularly in identifying which groups provide homeless resources and where to refer people who are seeking housing assistance.

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

The needs of public housing residents and voucher holders are different from those of the city's overall low- and moderate-income population primarily in that these residents are housed in stable and decent housing. With this need met, residents are able to work on other needs that families typically face in addition to housing insecurity. These other needs frequently include childcare, healthcare, employment, transportation, and food.

Discussion

N/A

NA-40 Homeless Needs Assessment – 91.205(c)

Introduction:

This section discusses the size and characteristics of the population experiencing homelessness in Twin Falls, which falls under the Idaho Balance of State Continuum of Care (ID-501), or BoS CoC. Each year, the Continuum of Care directs a Point-in-Time (PIT) count of people experiencing homelessness throughout the region on one night in January (https://files.hudexchange.info/reports/published/CoC_PopSub_CoC_ID-501-2024_ID_2024.pdf). This count is submitted to HUD for the entirety of the continuum's jurisdiction; data specific to Twin Falls is unavailable. The Idaho Housing and Finance Association (IHFA) organizes yearly PIT counts with the CoC and publishes limited information about counts specific to different regions of Idaho, which is additionally presented below (<https://www.idahohousing.com/documents/2024-pit-region-4.pdf/>).

Homeless Needs Assessment

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Adult(s) and Child(ren)	0	0	0	0	0	0
Persons in Households with Only Children	0	0	0	0	0	0
Persons in Households with Only Adults	0	0	0	0	0	0
Chronically Homeless Individuals	0	0	0	0	0	0
Chronically Homeless Families	0	0	0	0	0	0
Veterans	0	0	0	0	0	0
Unaccompanied Child	0	0	0	0	0	0
Persons with HIV	0	0	0	0	0	0

Table 26 - Homeless Needs Assessment

Data Source Comments:

TABLE 9. SHELTERED AND UNSHELTERED HOMELESS POPULATION BY SUB-GROUP, HPAC COC 2024 POINT-IN-TIME COUNT6

Sub-group	Sheltered	Unsheltered	Total
Persons in households with adults & children	385	603	988
Persons in households with adults only	315	653	968
Accompanied children under 18	212	300	512
Unaccompanied children under 18	4	1	5
Unaccompanied youth aged 18-24	19	25	44
Chronic Substance Abuse	115	120	235
Severely Mentally Ill	66	151	217
Veterans	23	67	90
Domestic violence survivors	88	79	167
Chronically homeless	85	227	312
Total Homeless Persons	704	1,257	1,961

TABLE 9. SHELTERED AND UNSHELTERED HOMELESS POPULATION BY SUB-GROUP, HPAC COC 2024 POINT-IN-TIME COU

Indicate if the homeless population is: Has No Rural Homeless

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):

Demo

The tables below depict homelessness as assessed by the 2024 Point-In-Time count for the City of Twin Falls via the BoS CoC and IHFA. According to the IHFA report there were 390 people in Idaho's Region 4 experiencing homelessness in January 2024 – a more than 200% increase since the start of the Covid-19 pandemic. In the overall CoC jurisdiction, there were 1,961 people experiencing homelessness in 2024.

Of the 1,961 homeless residents within the Balance of State Continuum of Care, 312, or 16%, were considered chronically homeless. HUD defines chronic homelessness in the following way⁽¹⁾:

- A homeless individual with a disability as defined in section 401(9) of the McKinney-Vento Assistance Act (42 U.S.C. 11360(9)), who:
 - o Lives in a place not meant for human habitation, a safe haven, or in an emergency shelter, and
 - o Has been homeless and living as described for at least 12 months* or on at least 4 separate occasions in the last 3 years, as long as the combined occasions equal at least 12 months and each break in homelessness separating the occasions included at least 7 consecutive nights of not living as described, or
 - An individual who has been residing in an institutional care facility for less, including jail, substance abuse or mental health treatment facility, hospital, or other similar facility, for fewer than 90 days and met all of the criteria of this definition before entering that facility**; or
- A family with an adult head of household (or, if there is no adult in the family, a minor head of household) who meets all of the criteria of this definition, including a family whose composition has fluctuated while the head of household has been homeless.

The Balance of State count also identified 512 children under age 18 who were homeless; 161 youth aged 18-24; 167 homeless survivors of domestic violence; 90 homeless veterans; 217 homeless people with a severe mental illness; and 235 people with chronic substance abuse problems. (Note that some people may be counted in multiple categories – for example, a person may fall into both the severe mental illness and chronic substance abuse categories). Data on average number of days people experienced homelessness was not available, as was data on the above demographics specific to Twin Falls or Idaho's Region 4.

(1) <https://www.hudexchange.info/homelessness-assistance/coc-esg-virtual-binders/coc-esg-homeless-eligibility/definition-of-chronic-homelessness/>

*A “break” in homeless is considered to be 7 or more nights.

**An individual residing in an institutional care facility does not constitute a break in homelessness.

Nature and Extent of Homelessness: (Optional)

Race:	Sheltered:	Unsheltered (optional)
White	384	813
Black or African American	10	17
Asian	2	1
American Indian or Alaska Native	12	121
Pacific Islander	13	1
Ethnicity:	Sheltered:	Unsheltered (optional)
Hispanic	241	273
Not Hispanic	463	875

Data Source

Comments:

Middle Eastern/North African: Sheltered - 4; Unsheltered - 0 Other/Multiple: Sheltered - 38; Unsheltered - 31

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

As shown above, the 2024 PIT Count found 517 homeless children, 5 of whom were unaccompanied and 2 of whom were unsheltered, and 90 homeless veterans, 67 of whom were unsheltered. It is notable that there were more homeless persons in households with both adults and children recorded than homeless persons in adult-only households, as this is highly unusual. This indicates a great unmet need for both emergency and permanent housing options for families, as does the percentage of unsheltered veterans for homeless veterans.

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

The 2024 Point-in-Time Count provided data on homelessness by racial and ethnic group for the entire Balance of State region, as shown in the following table. Of the 415 people found to be homeless in January of 2024, approximately 38.9% were white, 29.3% were Hispanic or Latino, 12.0% were Black, 1.4% were Native American, 1.7% were Asian or Pacific Islander, and 16.6% were of unspecified, multiple, or other races. Notably, the rate of unsheltered homelessness in Native American populations was significantly higher than that in any other group.

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

The 2024 Point-in-Time Count for the found 704 sheltered and 1,257 unsheltered homeless individuals as of January 2024, meaning that around 64% of all homeless individuals within the Idaho Balance of State CoC are unsheltered. The IHFA's regional publication reports that within Region 4, there were 36 sheltered and 354 unsheltered homeless individuals for an unsheltered rate of just 10%; however, this

report demonstrates inconsistencies with official HUD data when it comes to totals for the entire state. This rate also varies by demographic factors, as depicted above – in particular, data depicts a great need for more shelter for survivors of domestic violence. As a whole, a rapidly growing homeless population that is nearly two-thirds unsheltered indicates a great need for exponentially increased emergency shelter and street outreach efforts.

Discussion:

N/A

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

Introduction:

This section discusses the characteristics and needs of people in various subpopulations in Twin Falls who are not necessarily homeless but may require supportive services, including people with HIV/AIDS, the elderly, people with disabilities (mental, physical, or developmental), people with alcohol or drug addiction, survivors of domestic violence, and individuals with a criminal record and their families.

Describe the characteristics of special needs populations in your community:

(Note: this response continues in the "HOME TBRA Preference" field below.)

Elderly and Frail Elderly

An estimated 15.8% of Twin Falls' population is elderly, aged 65 and over, and 7.2% of the population is considered frail elderly, aged 75 and over, according to 2019-2023 5-Year American Community Survey estimates. An estimated 35% of elderly individuals aged 65 and over in the city have a disability.

People with Disabilities

As estimated 14.1% of Twin Falls residents have one or more disabilities. Figure 1 shows shares of the city's total population by disability type. Cognitive difficulties are the most common disability type, comprising 6.6% of the city's total population, followed by independent living difficulties (6.1%) and ambulatory difficulties (6%). Vision difficulties are the least common disability type, making up 2.6% of the population. Hearing difficulties make up 4.5% of the population, and self-care difficulties make up 3.1%.

People with HIV/AIDS and their families

According to AIDSVu, an interactive mapping tool from Emory University's Rollins School of Public Health, there were an estimated 1,365 people living with HIV in Idaho in 2022, including 41 people newly diagnosed that year.[1]

Persons with Alcohol or Drug Addiction

The region that includes the Twin Falls County, and seven other Idaho counties (Region 5) has an estimated 4.98% rate of alcohol use disorder in the past year for individuals aged 12 and older, according to 2016-2018 data from the US Substance Abuse & Mental Health Data Archive (SAMHDA). About 0.9% of the region's population is estimated to have used cocaine use in the past year, and heroin

use in the past year is estimated at 0.3 percent.[2] The rate of drug overdose deaths in Twin Falls County was 24 persons per 100,000 population for 2020 to 2022.[3]

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

(Note: this response continues in the "Discussion" field below.)

The primary housing and supportive needs of these subpopulations (the elderly, frail elderly, persons with disabilities, persons with HIV/AIDS and their families, persons with alcohol or drug addiction, survivors of domestic violence, and reentry populations) were determined by input from public meetings, stakeholder interviews, and existing data sources and plans.

Housing that is Affordable, Accessible, Safe, and Low-Barrier

High housing costs make it difficult for populations with special needs--who often live on very low incomes--to afford housing. Residents with special needs often live at or below the federal poverty level. Low incomes force many residents to live in congregate care, have roommates, or live with family. HUD's fair market rent documentation for FY 2025 estimates fair market rent for a two-bedroom unit in Twin Falls County at \$1,285 per month, and a three-bedroom unit at \$1,801 per month.[1] Because of the high cost of housing, there is a need to increase the availability of affordable housing for populations with special needs. This could include options such as smaller housing units; multifamily 'missing middle housing, including duplexes, triplexes, quadraplexes, and other small multifamily units; accessory dwelling units; cohousing with shared services; and other housing types that support increased levels of affordability.

Housing may be inaccessible to populations with special needs for a variety of reasons. Persons with disabilities may find that their housing options are not ADA compliant or are outside the service range for public transportation. People living with HIV/AIDS, immigrants and refugees, people with criminal histories, and other populations with special needs are often discriminated against in housing application processes. People living with HIV/AIDS have a particular need for low-barrier housing that is free from requirements surrounding drug testing, sobriety, criminal background, and medical appointments. For these reasons, there is a need to ensure that accessible, low-barrier housing is available and to take actions, such as providing fair housing services, to reduce discrimination.

For the elderly and frail elderly, people with disabilities, and others that may not have access to vehicles, there is also a need for housing that is accessible to transportation, recreation, and employment. Group homes and other housing options for seniors and people with disabilities are often located away from walkable areas with access to transit. These populations need housing options that are integrated into the community to provide access to needed services and to reduce social isolation. Similar to other populations with special needs, people living with HIV/AIDS need housing that provides easy access to health services, resources, and employment.

Housing that is safe and clean is another need for people with special needs. Units that are not clean or have other unhealthy conditions can worsen health issues for people who are already vulnerable.

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

According to AIDSvu, an interactive mapping tool from Emory University's Rollins School of Public Health, there were an estimated 1,365 people living with HIV in Idaho in 2022, including 41 people newly diagnosed that year.[1]

If the PJ will establish a preference for a HOME TBRA activity for persons with a specific category of disabilities (e.g., persons with HIV/AIDS or chronic mental illness), describe their unmet need for housing and services needed to narrow the gap in benefits and services received by such persons. (See 24 CFR 92.209(c)(2) (ii))

Twin Falls is not a HOME grantee; this question is not applicable.

Describe the characteristics of special needs populations in your community (continued):

Survivors of Domestic Violence

The Centers for Disease Control and Prevention estimates that 58.2% of women in Idaho have experienced any contact sexual violence, physical violence, or stalking by an intimate partner in their lifetime, equating to an estimated 27,692 women in Twin Falls. An estimated 35.2% of men in Idaho have experienced any contact sexual violence, physical violence, or stalking by an intimate partner in their lifetime, equating to an estimated 18,461 men in Twin Falls.[1]

Re-entry Populations

In the state of Idaho, an estimated 26,000 residents are on probation, and 6,700 are on parole.[2] This equates to an estimated 730 Twin Falls residents on probation and 188 on parole, based on city and state populations for 2019-2023. These estimates for the considerable numbers of city residents under criminal justice supervision indicate a continuing need to address the housing and supportive service needs of this population in Twin Falls.

Discussion:

What are the housing and supportive service needs of these populations and how are these needs determined? (continued)

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

Describe the jurisdiction's need for Public Facilities:

Buildings open to the general public or for use by target special needs populations, whether owned by the government or by nonprofit organizations, may be considered public facilities under the CDBG program.

A review of other plans recently completed for the City of Twin Falls identified the following public facility goals:

- Exploration of the feasibility of a community recreation center with a gymnasium, pool, walking track, and classrooms.
- Development of neighborhood parks within one-half mile of residential areas.
- Continued and expanded city-sponsored recreational and community programs.
- Improved and maintained safety at public facilities and parks.

How were these needs determined?

Twin Fall's public infrastructure needs were determined based on input from stakeholders engaged through a survey. See Table 2 for a list of participating organizations. Needs were also determined based on a review of the City's Comprehensive Plan, Strategic Plan, and Health Conditions Assessment. These plans are listed in Table 3.

Describe the jurisdiction's need for Public Improvements:

Stakeholders identified the need for expanded sidewalk networks and improved sidewalk safety and accessibility and water/sewer improvements to prevent flooding. A review of other plans recently completed for the city of Twin Falls indicated the following public infrastructure goals:

- Maintain clear and efficient connectivity for vehicles, pedestrians, and bicycles and provide facilities and programs to support the community's walkability and bikeability. Increase pace of sidewalk construction.
- Complete and improve the city's sidewalk network.
- Develop public transportation system facilities and services needed to meet demand. Plan for an increasing demand for public transportation.
- Develop transit opportunities for commuters from neighboring communities.

How were these needs determined?

Twin Fall's public infrastructure needs were determined based on input from stakeholders engaged through a survey. See Table 2 for a list of participating organizations. Needs were also determined based on a review of the City's Comprehensive Plan, Strategic Plan, and Health Conditions Assessment. These plans are listed in Table 3.

Describe the jurisdiction's need for Public Services:

Public services are an important component of the City's community development strategy, and the City can spend up to 15% of its annual CDBG funding on public services over the next five years. The top five public service needs selected by respondents to the Housing and Community Needs Survey include: (1) health and mental health services; (2) abused and neglected children services; (3) transportation services; (4) youth services/programs; and (5) substance abuse/crime prevention (see Figure 6).

Community plans also identified goals for the provision of public services in Twin Falls, including:

- Community programs and services that support healthy lifestyles.
- Create and implement a workforce development plan.
- Focus on the needs of the aging community.
- Promote and grow parent classes and youth mentor programs.

How were these needs determined?

Twin Fall's public infrastructure needs were determined based on input from stakeholders engaged through a survey. See Table 2 for a list of participating organizations. Needs were also determined based on a review of the City's Comprehensive Plan, Strategic Plan, and Health Conditions Assessment. These plans are listed in Table 3.

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

While housing choices are inherently limited by household income and wealth, a lack of affordable housing exacerbates this challenge, creating significant hardships for low- and moderate-income households. Households that spend more than 30% of their income on housing are considered 'housing cost burdened,' which often limits their ability to afford other necessities such as food, clothing, and childcare. Stakeholders and residents noted a need for additional housing units in Twin Falls to meet the high demand for housing and increase housing affordability, and a need for rehab and repair of older housing units to increase housing quality. Data examined in the following sections also shows that home values and rents in the city have increased in recent years; there is a lack of rental housing in the city that is affordable to residents with very low incomes; and a significant proportion of households are cost-burdened or severely cost-burdened by housing costs.

In addition to current housing market conditions, this section analyzes the local inventory of assisted housing and facilities serving homeless individuals and families. The analysis also extends to local economic conditions, identifying existing resources and programs available to address the community development needs outlined in this plan.

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

Introduction

There are 19,965 housing units in the city of Twin Falls, according to 2016-2020 American Community Survey estimates. The largest share of units are single-family detached structures (69%), followed by units in duplexes, triplexes, and fourplexes (11%). About 6% of the city's units are in small multifamily buildings of 5 to 19 units, and 5% are in mobile homes. Single-family attached structures and units in large multifamily buildings (20 or more units) account for 5% and 4% of units, respectively.

Approximately 64% of occupied units in Twin Falls are owner-occupied, and about 36% are renter-occupied. Almost all owned housing has at least two bedrooms: 15% has two bedrooms and 83% has three or more bedrooms. Rental units tend to be smaller: 16% of units are one-bedroom units, and 6% have no bedrooms. The most common rental units contain 2 bedrooms (47%), followed by units with three or more bedrooms (31%).

All residential properties by number of units

Property Type	Number	%
1-unit detached structure	13,835	69%
1-unit, attached structure	1,040	5%
2-4 units	2,210	11%
5-19 units	1,165	6%
20 or more units	705	4%
Mobile Home, boat, RV, van, etc	1,010	5%
Total	19,965	100%

Table 27 – Residential Properties by Unit Number

Data Source: 2016-2020 ACS

Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	35	0%	380	6%
1 bedroom	210	2%	1,120	16%
2 bedrooms	1,855	15%	3,175	47%
3 or more bedrooms	10,195	83%	2,125	31%
Total	12,295	100%	6,800	100%

Table 28 – Unit Size by Tenure

Data Source: 2016-2020 ACS

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

Federally subsidized housing in Twin Falls primarily serves low-income individuals and families through several key programs. The Twin Falls Housing Authority (TFHA) manages 196 units of public housing. The Idaho Housing and Finance Association (IHFA) administers the region's Housing Choice Voucher program, which provides rental assistance to approximately 375 households in the city. Additionally, the Low-Income Housing Tax Credit (LIHTC) program is a major source of affordable rental housing. According to HUD's database, there are 10 active tax credit properties in Twin Falls that provide a total of 501 income-restricted units. These units are targeted to households with incomes at or below 60% of the Area Median Income (AMI). Other income-restricted apartment communities in the city utilize funding from programs like USDA Rural Development and HUD's Section 202 program for the elderly.

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

Several market trends indicate that Twin Falls will continue to face pressure on its affordable housing inventory. These trends include high demand driven by population growth, a shortage of rental units affordable to very low-income households, rapidly increasing home values and rents, and an aging housing stock in need of rehabilitation.

The primary risk of losing dedicated affordable units comes from the expiration of affordability periods for LIHTC properties. Federal law requires these properties to remain affordable for 30 years. During the previous 2020-2024 planning period, two properties (Fawnbrook and Fawnbrook II, totaling 158 units) reached the end of their 30-year affordability period. Based on a review of the placed-in-service dates for the remaining properties, no additional LIHTC properties in Twin Falls are projected to reach the end of their 30-year affordability period during the upcoming 2025-2029 Consolidated Plan. Monitoring the condition and long-term status of the city's aging affordable housing stock remains a critical preservation strategy.

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

Cost burden data shows that housing affordability needs are particularly severe for renters with incomes under 30% of HUD Area Median Family Income (HAMFI) and those with incomes between 30 and 50% HAMFI. An estimated 3,275 Twin Falls households making incomes below 50% HAMFI are housing cost burdened, spending more than 30% of their income on housing, or severely housing cost burdened, spending more than 50% of their income on housing.

On the ownership side, income and home value data indicate that starter home prices in the city are out of reach for many moderate- and middle-income households. Based on the 2016-2020 American Community Survey, the median home value in the city of Twin Falls is \$191,800, up 24.5% from the 2011-2015 median of \$154,000. Affordability data in the Needs Assessment also shows affordability challenges, with cost burdens impacting households up to 100% HAMFI. Stakeholders described an increasingly tight housing market due to high demand for housing and insufficient new housing under development, noting the need to increase the supply of housing for both rental and homeownership units to support housing affordability in the city. In addition to the need to increase housing supply,

stakeholders noted the need to assist property owners in making needed repairs to housing units to support housing affordability and quality.

Describe the need for specific types of housing:

Data discussed in the Housing Need Assessment and in this section indicate a particular need for rental housing for low- and moderate-income households. Specifically, the Disproportionately Greater Need analysis (NA-15) highlights that housing problems are most concentrated among specific populations at the lowest income levels, indicating a need for housing that serves: Asian, American Indian/Alaska Native, and Hispanic households at the very low-income level (0-30% AMI); Asian and Hispanic households at the low-income level (30-50% AMI); and Black/African American households at the moderate-income level (50-80% AMI).

Housing types that allow for increased affordability of both rental and homeownership units might include options such as smaller housing units; multifamily 'missing middle housing,' including duplexes, triplexes, quadraplexes, and other small multifamily units; accessory dwelling units; cohousing with shared services; or tiny homes.

Rehabilitation of existing affordable housing stock is also a need, as stakeholders noted that owner-occupied housing affordable to households at or below 50% AMI may be in poor condition. Rehabbing units that are aging or dilapidated or that have poor energy efficiency can increase the number of high-quality affordable units.

Discussion

N/A

MA-15 Housing Market Analysis: Cost of Housing - 91.210(a)

Introduction

Data on housing costs and affordability in Twin Falls show trends of increasing rents and home values and a need for an increase in housing supply, particularly for units affordable to residents with incomes below 50% HAMFI.

The city's median home value is estimated at \$175,900 according to 2016-2020 ACS data, a 25% increase from the 2009 estimate of \$141,200. More recent data from the 2023 American Community Survey shows this trend has dramatically accelerated, with the median home value climbing to \$328,400. This rapid appreciation aligns with stakeholder input noting that home prices in Twin Falls have increased significantly in recent years.

The median contract rent, based on 2016-2020 ACS data, is \$715, a 20% increase from the 2009 estimate of \$595. Data shows that 22% of the city's rental units rent for under \$500 per month, and 62% have rents between \$500 and \$999 per month. Rental rates are \$1,000 or more for about 16% of units, a share that has grown in recent years.

Cost of Housing

	Base Year: 2009	Most Recent Year: 2020	% Change
Median Home Value	141,200	175,900	25%
Median Contract Rent	595	715	20%

Table 29 – Cost of Housing

Data Source: 2000 Census (Base Year), 2016-2020 ACS (Most Recent Year)

Rent Paid	Number	%
Less than \$500	1,505	22.1%
\$500-999	4,185	61.5%
\$1,000-1,499	925	13.6%
\$1,500-1,999	40	0.6%
\$2,000 or more	140	2.1%
Total	6,795	99.9%

Table 30 - Rent Paid

Data Source: 2016-2020 ACS

Housing Affordability

Number of Units affordable to Households earning	Renter	Owner
30% HAMFI	660	No Data
50% HAMFI	1,975	900

Number of Units affordable to Households earning	Renter	Owner
80% HAMFI	4,210	3,785
100% HAMFI	No Data	5,425
Total	6,845	10,110

Table 31 – Housing Affordability

Data Source: 2016-2020 CHAS

Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	0	0	0	0	0
High HOME Rent	0	0	0	0	0
Low HOME Rent	0	0	0	0	0

Table 32 – Monthly Rent

Data Source Comments:

Is there sufficient housing for households at all income levels?

Table 35 estimates the number of units affordable to renters and owners in Twin Falls at a variety of income levels. This data can be compared to the number of households at each income level, as provided in Table 6 of the Needs Assessment.

According to CHAS estimates, there are 2,115 renter households with incomes under 30% HAMFI in the city but only 660 rental units affordable at that income level. Thus, there is insufficient rental housing for households with very low incomes. There appear to be a sufficient number of renter units affordable to renter households at the other income levels. These figures do not take into account unit condition or size, nor do they reflect the possibility that a unit that would be affordable to a low or moderate-income household may be unavailable to them because it is occupied by a higher-income household.

Turning to owners, there are an estimated 2,025 owner households with incomes 50% HAMFI and below in the city, and 900 owner-occupied housing units affordable at that income level. At income levels above 50% HAMFI, there appear to be an adequate number of affordable units. As with rental housing, these figures do not take into account housing size or condition, or the possibility that higher-income households will choose to occupy lower cost units.

The National Low Income Housing Coalition's Out of Reach data examines rents relative to income levels. To afford a two-bedroom rental unit at the Twin Falls County FY 2025 Fair Market Rent (FMR) of \$1,079 without being cost-burdened would require an annual income of \$43,160. This amount translates to a 40-hour work week at an hourly housing wage of \$20.75—nearly three times the Idaho minimum wage. A three-bedroom unit at the FMR of \$1,438 would require an annual income of \$57,520.

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

The data shows that the median home value in Twin Falls increased by 25% from the 2009 ACS period to the 2016-2020 ACS period, and median rent increased by 20%. While home values and rents stagnated in the period following the 2008 recession, both have increased significantly in recent years, with more recent data showing an accelerated trend. Affordability has, in turn, decreased, particularly for renters. High demand for housing, development of new housing that has not kept up with that demand, and a lack of rental and for-sale housing affordable to residents with incomes less than 50% HAMFI all indicate that housing affordability is likely to continue as a pressing issue in the city of Twin Falls.

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

Table 36 shows HUD Fair Market Rents and HOME rents for Twin Falls County. The city's median contract rent of \$715 (2016-2020 ACS) is below the FY 2025 FMR and HOME rents for all unit sizes. As of the 2016-2020 ACS data, about 22% of rental units in Twin Falls have rents under \$500. About 84% of units have rents less than \$1,000, which falls under the FMR for 2-bedroom units (\$1,079). As noted in MA-10, about 47% of rental units have 2 bedrooms, and about 31% have 3 or more bedrooms. Combined, these figures suggest that housing choice voucher holders may be able to access a variety of smaller to medium-sized units, given the share of housing renting for less than the FMRs. Note that this data does not reflect housing condition, which is an important consideration. While the rent may be affordable, substandard housing conditions may make a unit unsafe or lead to exceptionally high utility costs, negating any savings in rent as compared to a more expensive unit. Additionally, housing choice voucher holders may have difficulty finding units that will accept vouchers or difficulty qualifying for leases due to past evictions or credit history.

Discussion

N/A

MA-20 Housing Market Analysis: Condition of Housing – 91.210(a)

Introduction

This section examines the condition of housing in Twin Falls, including the age of the housing stock and the presence of selected housing conditions: 1) lack of complete plumbing; 2) lack of complete kitchen; 3) overcrowding; and 4) cost burden.

Renters in Twin Falls are more likely than owners to experience one or more of these housing conditions. About 43% of renter-occupied units have at least one housing condition, compared to 24% of owner-occupied units. Cost burden is by far the most common housing condition. The data shows that 24% of owner-occupied units have one selected condition, while only 0.1% have two. In contrast, 37% of renter-occupied units have one condition, and a more significant 6% have two conditions. These figures indicate that renters are more likely to face multiple, overlapping housing challenges.

The age of housing reflects periods of development in Twin Falls. The area contains a significant supply of housing built prior to 1980. Of these older units, 6,255 are owner-occupied (51% of the owner-occupied stock) and 3,560 are rental units (52% of the rental stock). While some older units may be well-maintained, the considerable share of housing built before 1980 indicates a potential need for rehabilitation assistance.

Describe the jurisdiction's definition of "standard condition" and "substandard condition but suitable for rehabilitation":

For the purpose of this Consolidated Plan, the City of Twin Falls defines units to be in “standard condition” if they meet HUD Section 8 housing quality standards. A unit is defined as “substandard” if it lacks complete plumbing, a complete kitchen, or heating fuel (or uses heating fuel that is wood, kerosene, or coal). A unit is “substandard but suitable for rehabilitation” if it lacks complete plumbing, a complete kitchen or a reliable and safe heating system but has some limited infrastructure that can be improved upon. These units are likely to have deferred maintenance and may have some structural damage such as leaking roofs, deteriorated interior surfaces, and inadequate insulation. They may not be part of public water or sewer systems but have sufficient systems to allow for clean water and adequate waste disposal.

Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	2,990	24%	2,530	37%
With two selected Conditions	10	0%	390	6%
With three selected Conditions	0	0%	0	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	9,290	76%	3,885	57%
Total	12,290	100%	6,805	100%

Table 33 - Condition of Units

Data Source: 2016-2020 ACS

Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	4,115	33%	1,485	22%
1980-1999	1,925	16%	1,760	26%
1950-1979	4,155	34%	2,410	35%
Before 1950	2,100	17%	1,150	17%
Total	12,295	100%	6,805	100%

Table 34 – Year Unit Built

Data Source: 2016-2020 CHAS

Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	6,255	51%	3,560	52%
Housing Units build before 1980 with children present	2,180	18%	1,355	20%

Table 35 – Risk of Lead-Based Paint

Data Source: 2016-2020 ACS (Total Units) 2016-2020 CHAS (Units with Children present)

Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	0	0	0
Abandoned Vacant Units	0	0	0
REO Properties	0	0	0
Abandoned REO Properties	0	0	0

Table 36 - Vacant Units

Data Source: 2005-2009 CHAS

Need for Owner and Rental Rehabilitation

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Estimated Number of Housing Units Occupied by Low or Moderate Income Families with LBP Hazards

Exposure to lead-based paint represents one of the most significant environmental threats from a housing perspective. The major source of lead exposure comes from lead-contaminated dust found in deteriorating buildings, including residential properties built before 1978 that contain lead-based paint. According to 2016-2020 CHAS data, there are an estimated 6,255 owner-occupied housing units and 3,560 renter-occupied housing units built before 1980 in Twin Falls that may contain lead-based paint. Approximately 4,250 of these units are occupied by low- or moderate-income families. In total, there are approximately 3,535 housing units built before 1980 that are occupied by families with a child under the age of 6, indicating a significant risk of exposure.

Discussion

The City of Twin Falls does not have an estimate of the number of vacant and abandoned buildings or whether those units are suitable for rehabilitation. According to the 2022 American Community Survey 1-Year Estimates, there are an estimated 1,288 vacant units in Twin Falls. Of these, about 500 are available for rent or sale, 150 have been rented or sold but not yet occupied, and 240 are for recreational or seasonal use. The remaining units (identified as 'other vacant units' by the ACS) would include any vacant and abandoned housing.

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

Introduction

Totals Number of Units

	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers					
				Total	Project -based	Tenant -based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available			196						
# of accessible units									
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 37 – Total Number of Units by Program Type

Data Source: PIC (PIH Information Center)

Describe the supply of public housing developments:

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:

Public Housing Condition

Public Housing Development	Average Inspection Score
Cherrywood Apartments	91C*
South Meadow Apartments	97B
Valley Vista Village	95C

Table 38 - Public Housing Condition

Describe the restoration and revitalization needs of public housing units in the jurisdiction:

Common revitalization efforts for TFHA units and buildings include new roofing, new bathroom flooring and bathtub wrap arounds, new kitchen cabinets, new kitchen flooring that is softer and provides more “give,” and exterior lighting upgrades.

Due to the age of its structures, the TFHA has also identified ongoing upgrades to make its accessible units more accommodating to residents, including the installation of handrails and high-rise toilets. Some residents require temporary wheelchair ramps, which the TFHA provides on a case-by-case basis. The staff have also identified a need for more accessible building entrances but have found that some entryways are unable to be modified due to space limitations. Where building entrances can be made more accessible, the TFHA has provided accommodations; for example, the entrance to one of the community laundry facilities, also known as the laundry pad, was extended to accommodate motorized wheelchairs which require a wider turning circumference.

Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing:

The TFHA implements a smoke-free housing policy (in compliance with HUD’s Smoke Free Housing Final Rule). The TFHA also receives feedback from its Resident Advisory Board members on desired physical improvements to the units.

TFHA staff have attempted to provide broadband service for residents but acknowledged the difficulty with providing service due to the location of the structures. Many of the public housing buildings are in a topographical “bowl,” which is surrounded by trees. TFHA staff stated that previous attempts have been made to provide internet at one of the TFHA community centers but noted that only one provider offered service to the area, and the service was expensive. Staff also noted that residents have been unable to utilize the community center since access was switched to keyless entry. As a result, many residents are forced to use their phones for internet access or travel to the closest library.

Discussion:

MA-30 Homeless Facilities and Services – 91.210(c)

Introduction

A range of facilities provide housing and services to support people experiencing homelessness in Twin Falls, which falls under the Idaho Balance of State Continuum of Care (ID-501), or BoS CoC. Using data available from HUD at the Continuum of Care level, this section provides an overview of shelter facilities, housing, and mainstream and other services that aim to meet the needs of people experiencing homelessness in the jurisdiction. Note that the jurisdiction includes the entire jurisdiction of the CoC and is not exclusive to the City of Twin Falls; official HUD data on facilities specific to the City of Twin Falls is unavailable.

Facilities and Housing Targeted to Homeless Households

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	521	0	232	577	0
Households with Only Adults	296	0	122	476	0
Chronically Homeless Households	0	0	0	150	0
Veterans	8	0	0	379	0
Unaccompanied Youth	22	0	0	0	0

Table 39 - Facilities and Housing Targeted to Homeless Households

Data Source Comments:

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

A variety of mainstream services complement services targeted to people experiencing homelessness in Twin Falls. The Idaho Balance of State Continuum of Care focuses on supporting coordination and collaboration among these systems so that people experiencing homelessness can access mainstream resources to assist them in transitioning to and remaining stable in permanent housing. Examples of health, mental health, employment, and other services that complement services targeted to people experiencing homelessness in Twin Falls include:

- The College of Southern Idaho (CSI) Workforce Development and Training program provides training and apprenticeships as well as opportunities for companies to connect with training for their employees. The college's Career and Technical Education includes technical and skills-based programs.
- The South Central Public Health District offers a range of health and dental services.
- The United Way of South Central Idaho runs a community schools program offering a range of health, mental health and social services.
- South Central Community Action Partnership offers family development, family and individual stability, and weatherization, energy, and food assistance programs.

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.

Homeless residents within Twin Falls are served by the South Central Community Access Partnership, or SCAP. According to their website, SCAP connects homeless individuals and others in need to the following services:

- Domestic violence services
- Warming center
 - o Open November-February at 601 Shoshone St N in Twin Falls
- Emergency shelter
 - o Valley House Homeless Shelter at 507 Addison Ave W in Twin Falls
- Rent, utility, & deposit assistance
- Budgeting workshops
- Family development services
- Food assistance
- Emergency medical assistance
- Transportation assistance
- Back-to-school assistance
- Weatherization services
- USDA rural development assistance
- Service referrals

MA-35 Special Needs Facilities and Services – 91.210(d)

Introduction

This section describes the housing and social service needs of specific populations, including the elderly and frail elderly, people with disabilities, residents with diagnosis of HIV/AIDS, residents with substance use or mental health disorders, and survivors of domestic violence.

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

The Elderly and People with Disabilities

The elderly and people with disabilities need housing that provides access to transit or transportation services in order to facilitate access to resources, services, and/or employment. Access to these needs should be primary considerations in the location of supportive housing for seniors and people with disabilities. Supportive services for the elderly and people with disabilities may include health services, assistive technologies, independent living support, and educational assistance and planning for children with disabilities.[1] People with intellectual and developmental disabilities may also need case management or life skills programming. Housing should focus on integrating these populations into the community and reducing social isolation through programming and facilitating access to resources and services.

People with Substance Use Disorders

People with alcohol or other substance use disorders need services including screening, diagnosis, assessment, and treatment. People recovering from these disorders may need recovery supportive services, including clinical case management, housing and transportation assistance, mental health services, family engagement, behavioral therapy, and vocational and education, childcare, financial, and health services.[2]

People Living with HIV/AIDS

Low-barrier housing free from requirements such as those surrounding drug testing, sobriety, criminal background, and medical appointments is a primary need for people living with HIV/AIDS. A 'Housing First' model, in which housing is provided without these kinds of barriers, increases access to housing and reduces risk of homelessness for people living with HIV/AIDS. Like other special needs populations, people living with HIV/AIDS need housing that provides easy access to health services, resources, and employment. This population may need case management services; however, the Housing First model emphasizes that supportive services should not be required for people living with HIV/AIDS to access

housing. In addition to low-barrier housing, people living with HIV/AIDS may need a variety of services, including access to core medical services, as well as supportive services, including child care services, medical transportation, and non-medical case management, among others.[3]

Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing

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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)

Twin Falls' first year Annual Action Plan specifies the activities it plans to support during the 2025 program year to address housing and/or supportive service needs.

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))

This question is not applicable, see response above.

Including the elderly, frail elderly, persons with disabilities, 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. (Continued)

Public Housing Residents

Public housing residents often need supportive services such as case management and long-term follow-up; employment services, including transitional jobs, job-search assistance, sector-based job training, work-related childcare support, and continuing technical and professional education; programs that teach financial literacy; and housing counseling. Some public housing residents need more intensive case-management and may benefit from integrated supportive housing. Finally, some public housing residents may have greater supportive service needs, such as assisted living and on-site services, including parenting support, child care, and after-school services for those who have custody of children or grandchildren.[1]

Survivors of Domestic Violence

The greatest need for survivors of domestic violence is access to safe and affordable housing. Transitional housing options may also provide supportive services such as counseling, childcare, transportation, life skills, education and job training for up to 24 months, providing survivors time and services to obtain safety and stability.[2]

The Elderly and People with Disabilities

The Twin Falls Housing Authority provides activities and meals for seniors in the community, including seniors with disabilities. During the COVID-19 pandemic, the Housing Authority worked with Meals on Wheels to provide meals to elderly residents.

The Living Independent Network (LINC) also serves people with disabilities in Twin Falls with a variety of programs, including information referrals, housing transition assistance, independent living skills training, employment services, and transportation.

Survivors of Domestic Violence

Voices Against Violence offers supportive housing and services for people experiencing domestic violence in Twin Falls County. Voices Against Violence runs a free shelter that serves women and children impacted by violence. In addition to emergency shelter, Voices of Violence provides services and support for students around issues of dating violence and sexual assault.

MA-40 Barriers to Affordable Housing – 91.210(e)

Negative Effects of Public Policies on Affordable Housing and Residential Investment

During interviews with local stakeholders, several affordable housing issues emerged, including a spatial mismatch between affordable housing and jobs or amenities, a limited supply of starter housing at costs below \$200,000, and a limited supply of housing for seniors and people with disabilities. A review of the current zoning codes does not immediately indicate zoning barriers to affordable housing. However, the city has acknowledged in its upcoming Uniform Development Code re-write that the special use permitting process has proven to slow down or hinder both commercial and residential development. Some residential housing types, such as rooming houses, are prohibited in single-family districts and allowed only by special use permit in multifamily and mixed-use districts. The proposed Uniform Development Code re-write increases the variety of housing permitted either by right or administratively through a conditional use permit, an administrative process designed to ensure code compliance and remove the public hearing process.

A second policy issue which was addressed in the city's Comprehensive Plan was a need for more infill policies to encourage the redevelopment of vacant structures in downtown and other areas. While the infill focus area is downtown Twin Falls, efforts to increase affordable housing supply through infill may model after infill processes occurring downtown. The current zoning code does not address infill outside of the Zoning Development Agreement, which is a special zoning tool designed to place unique conditions on parcel or projects outside of the underlying zoning. Special effort to regulate and incentivize infill may help increase affordable housing supply.

MA-45 Non-Housing Community Development Assets – 91.215 (f)

Introduction

This section outlines employment, labor force, and educational attainment data that informs the Consolidated Plan's priorities and goals.

Economic Development Market Analysis

Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	1,174	162	7	1	-6
Arts, Entertainment, Accommodations	2,551	3,635	14	16	2
Construction	1,003	905	6	4	-2
Education and Health Care Services	3,252	5,293	18	23	5
Finance, Insurance, and Real Estate	758	1,142	4	5	1
Information	247	376	1	2	1
Manufacturing	2,838	2,919	16	13	-3
Other Services	640	832	4	4	0
Professional, Scientific, Management Services	867	1,141	5	5	0
Public Administration	0	0	0	0	0
Retail Trade	2,838	4,266	16	19	3
Transportation and Warehousing	891	996	5	4	-1
Wholesale Trade	882	1,119	5	5	0
Total	17,941	22,786	--	--	--

Table 40 - Business Activity

Data Source: 2016-2020 ACS (Workers), 2020 Longitudinal Employer-Household Dynamics (Jobs)

Labor Force

Total Population in the Civilian Labor Force	24,820
Civilian Employed Population 16 years and over	24,110
Unemployment Rate	2.91
Unemployment Rate for Ages 16-24	12.01
Unemployment Rate for Ages 25-65	1.76

Table 41 - Labor Force

Data Source: 2016-2020 ACS

Occupations by Sector	Number of People
Management, business and financial	4,985
Farming, fisheries and forestry occupations	880
Service	2,420
Sales and office	4,535
Construction, extraction, maintenance and repair	2,280
Production, transportation and material moving	2,370

Table 42 – Occupations by Sector

Data Source: 2016-2020 ACS

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	18,788	84%
30-59 Minutes	2,747	12%
60 or More Minutes	859	4%
Total	22,394	100%

Table 43 - Travel Time

Data Source: 2016-2020 ACS

Education:

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	1,680	115	885
High school graduate (includes equivalency)	5,055	105	1,365
Some college or Associate's degree	7,900	200	1,620

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Bachelor's degree or higher	4,675	4	1,030

Table 44 - Educational Attainment by Employment Status

Data Source: 2016-2020 ACS

Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	60	295	225	580	530
9th to 12th grade, no diploma	755	400	380	790	465
High school graduate, GED, or alternative	1,955	2,410	1,220	2,895	2,160
Some college, no degree	1,555	2,265	1,825	2,785	1,905
Associate's degree	225	970	835	1,045	540
Bachelor's degree	165	1,305	1,060	1,150	1,265
Graduate or professional degree	80	500	785	925	500

Table 45 - Educational Attainment by Age

Data Source: 2016-2020 ACS

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	25,821
High school graduate (includes equivalency)	30,400
Some college or Associate's degree	32,280
Bachelor's degree	39,135
Graduate or professional degree	41,122

Table 46 – Median Earnings in the Past 12 Months

Data Source: 2016-2020 ACS

Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?

The employment sectors in Twin Falls with the largest numbers of jobs are Education and Health Care Services (5,293 jobs or 20% of all jobs); Retail Trade (4,266 jobs or 16%); Arts, Entertainment, and Accommodations (3,635 jobs or 14%); and Manufacturing (2,919 jobs or 11%).

The jobs in which the most city residents are employed reflect these major employment sectors. The largest numbers of Twin Falls residents are employed in Education and Health Care Services (3,252 workers or 17% of all workers); Manufacturing and Retail Trade (each with 2,838 workers or 14%); and

Arts, Entertainment, and Accommodations (2,551 workers or 13%).

The largest mismatches between the share of resident workers and the share of jobs are in Agriculture and Education and Health Care Services. Agriculture workers make up a larger proportion of workers living in the city than agriculture jobs make up of the city's jobs (a 5 percentage point difference). This indicates that many workers in the agriculture sector commute from Twin Falls to jobs in other locations. In contrast, Education and Health Care workers make up a smaller proportion of resident workers than jobs in that sector (a 4 percentage point difference), indicating that many jobs in this sector are filled by workers commuting into the city.

Describe the workforce and infrastructure needs of the business community:

Stakeholders noted that workforce training is available for residents and that a main gap is in attracting new workers. They also noted the tight and expensive housing market as a challenge in attracting workers to the area.

The region's Comprehensive Economic Development Strategy (CEDS) for 2022-2027 focuses on education and workforce development as primary strategies. Key strategies for addressing these needs include: facilitating discussions between industry and education to match skill set requirements with educational standards; creating a food science and innovation center to support the region's food processing cluster; and developing a network of entrepreneurial mentors.

Stakeholders most frequently noted public transportation as the greatest infrastructure need in the city of Twin Falls. The city's Comprehensive Plan notes enhancing public transportation and supporting connectivity for pedestrian and bicycle travel as important public infrastructure needs.

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.

Several factors shape economic development in Twin Falls and the region. In particular, the region's Comprehensive Economic Development Strategy (CEDS) for 2022-2027 notes goals for investing in workforce development and education, healthy communities, transportation, and entrepreneurship. Investments in these high-priority areas will help to address the city's workforce development, job creation, and infrastructure needs.

Affordable housing that is in good condition is also increasingly important in supporting workforce and business attraction and retention. The city's Comprehensive Plan notes a particular need to expand the variety of housing opportunities to allow for more choices in types and locations of residences, including providing for a mixture of housing sizes, types, and affordability, and maintaining the quality of the existing housing stock. Stakeholders emphasized the need for quality affordable housing close to jobs, resources, and transportation. For these reasons, there is a growing need to devote resources to the development and preservation of affordable housing with access to jobs, services, and transportation.

How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?

About 39% of the city's population aged 25 and over have a high school education or less, while 27% have a bachelor's degree or higher, according to 2016-2020 ACS data. For south central Idaho's top 'hot jobs' ranked by the Idaho Department of Labor, the majority of total annual openings require a high school diploma or equivalent or less. While a high percentage of positions require a high school diploma or less, several occupations with the highest projected employment, such as registered nurses and general managers, require a bachelor's degree. For these reasons, workforce development efforts should continue to focus on training workers in high-demand skills and supporting access to educational opportunities.

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.

Workforce development programs in Twin Falls focus on training workers in high-demand, well-paying industries. The College of Southern Idaho (CSI) Workforce Development and Training program provides training and apprenticeships, as well as opportunities for companies to connect with training for their employees. The college's Career and Technical Education includes programs in target sectors such as agriculture, construction, manufacturing, food processing, and healthcare. Southern Idaho Economic Development (SIEDO) provides services to support business expansion, relocation, and talent growth.

Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?

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.

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PLAN_SECTION_ID=[1370705000]>

Discussion

N/A

MA-50 Needs and Market Analysis Discussion

Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")

HUD defines four types of housing problems: (1) cost burden of more than 30%, (2) more than 1 person per room, (3) lack of complete kitchen facilities, and (4) lack of complete plumbing facilities. The HUD-provided map on the following page shows the share of households within each census tract that have at least one of these housing problems.

A concentration of households with housing needs is defined as a census tract where more than 40% of households have at least one housing need. Using this definition, two census tracts in Twin Falls have a concentration of housing problems: Tract 7.01, located in northwest Twin Falls and extending outside of the city limits, and Tract 11, located in the downtown region of the city.

Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")

Geographic patterns by race and ethnicity in Twin Falls are shown in Figure 10. Concentration is defined as a census tract in which more than 50% of residents are people of color. According to this definition, there are no areas in Twin Falls where racial or ethnic minorities or low-income families are concentrated.

In its fair housing planning guidance, HUD defines racially or ethnically concentrated areas of poverty (RECAP) where more than one-half of the population are people of color and the individual poverty rate is over 40%. There are no RECAP census tracts in the city of Twin Falls.

HUD also identifies CDBG-eligible block groups where there are concentrations of low- and moderate-income families. In this case, HUD defines a concentration as a block group where low- and moderate-income households make up more than 50% of total households in the block group. According to ACS 5-Year Low- and Moderate-Income Summary Data from 2020, Twin Falls has 11 block groups where the majority of households have low or moderate income. These block groups (shown in green in Figure 11) include downtown (Tract 11), neighborhoods around Harmon Park (Tract 10), and neighborhoods to the west and southwest of the College of Southern Idaho (Tracts 7 and 8). Finally, a block group in Tract 12 in south Twin Falls also qualifies as a low- and moderate-income block group.

What are the characteristics of the market in these areas/neighborhoods?

Twin Falls' low- and moderate-income (LMI) block groups are Tract 7, Block Groups 2 and 5; Tract 8, Block Groups 3 and 5; Tract 10, Block Groups 1, 3, and 5; Tract 11, Block Groups 1, 2, and 3; and Tract 12, Block Group 1. These areas include about 6,779 residential units, or about 36% of all residences in Twin Falls. Of these, 7% are vacant, a slightly higher rate than vacancy throughout the city (5%). As throughout the city, most housing in the LMI block groups is single-family (60% compared to 72% citywide). However, LMI block groups have higher shares of multifamily units. Duplex, triplex, and quadruplex units make up 16% and small multifamily buildings (5 to 19 units) make up 11%. In

comparison, these housing types comprise only 17% of housing throughout Twin Falls.

Housing within the LMI block groups tends to be older than housing citywide. About two-thirds of homes in the LMI block groups were built before 1980, compared to 49% throughout Twin Falls. Newer homes (built since 2000) make up 10% of the LMI area compared to 28% of Twin Falls.

Households in low- and moderate-income block groups are roughly split on tenure. About 51% own their homes and 49% rent. This homeownership rate is considerably lower than the citywide rate of 63%.

Housing costs and home values in the LMI block groups are, on average, lower than housing costs throughout Twin Falls. About one-third of rental units in the LMI block groups rent for under \$500 compared to about one-quarter of units citywide. Higher cost rental housing (\$1,000 or above) comprises about 4% of rental units in the LMI block groups compared to 14% of Twin Falls. For owner-occupied housing, home values also tend to be lower in the LMI block groups. About 41% of homes there have values under \$100,000 compared to 20% citywide.

Are there any community assets in these areas/neighborhoods?

There are several community assets in Twin Falls' low- and moderate-income block groups. The block groups to the west and southwest of the College of Southern Idaho include St. Luke's Magic Valley Medical Center and Canyon Ridge High School. Tract 11 covers downtown Twin Falls, including a variety of commercial and civic uses along 2nd Avenue. Twin Falls City Park, Magic Valley High School, and Lincoln and Bickel Elementary Schools are also located there. Tract 10 is predominately single-family residential and includes Harmon Park and the YMCA of Twin Falls. The tract in southwest Twin Falls (Tract 12) is a mix of commercial and residential uses. The Valley House Homeless Shelter, Twin Falls Humane Society, and Twin Falls Golf Course are also located in Tract 12.

Are there other strategic opportunities in any of these areas?

Market characteristics in the LMI block groups indicate that homes are older with lower rents and home values. This data, coupled with community input received during the participation process, indicates that one strategic opportunity may be the use of CDBG funds toward housing repair or rehabilitation in LMI areas. There may also be opportunities for economic development activities, particularly in areas with concentrations of small businesses, such as downtown Twin Falls.

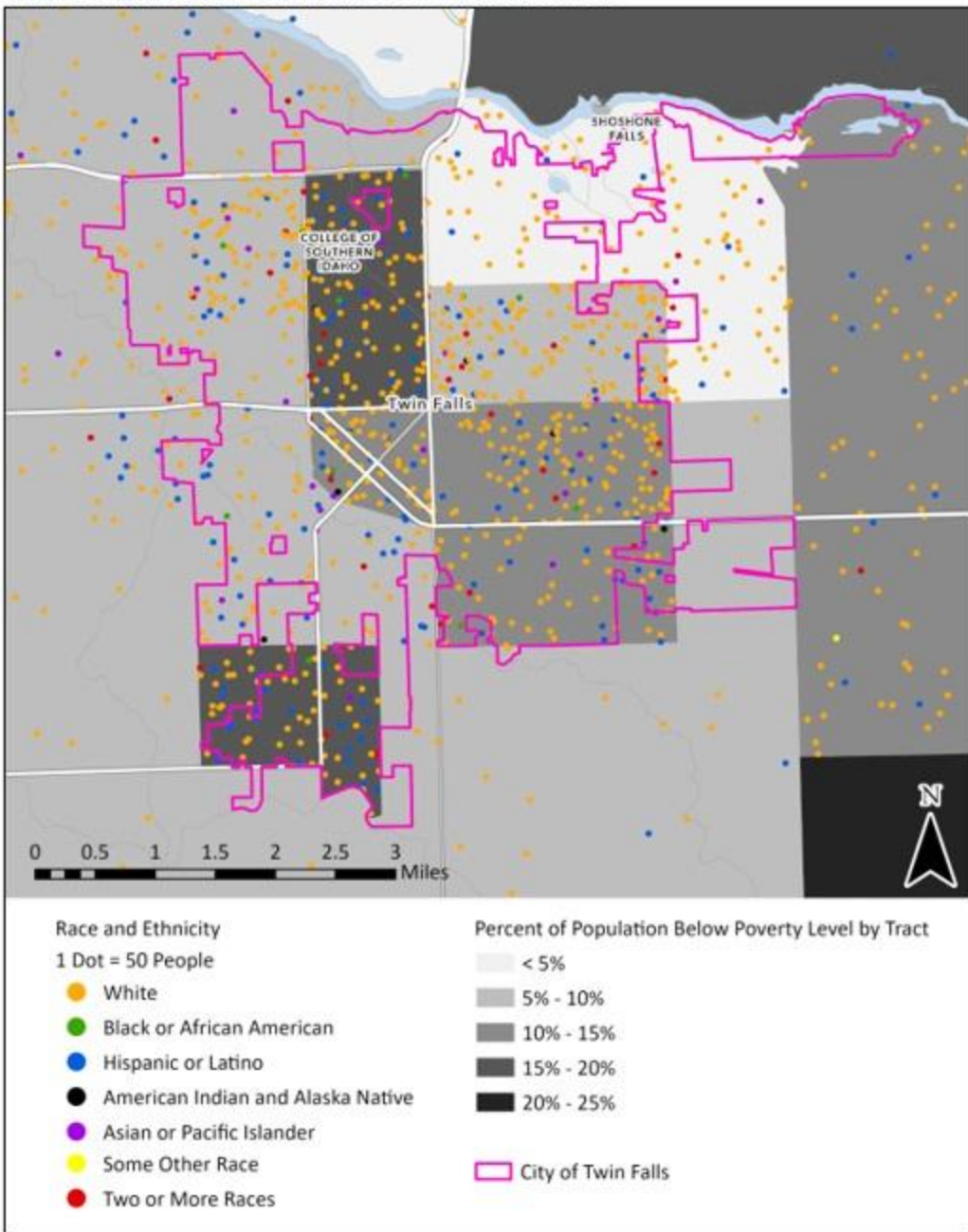
FIGURE 2. PERCENT OF HOUSEHOLDS WITH HOUSING PROBLEMS BY TRACT



Data Source: 2016-2020 CHAS

FIGURE 2. PERCENT OF HOUSEHOLDS WITH HOUSING PROBLEMS BY TRACT

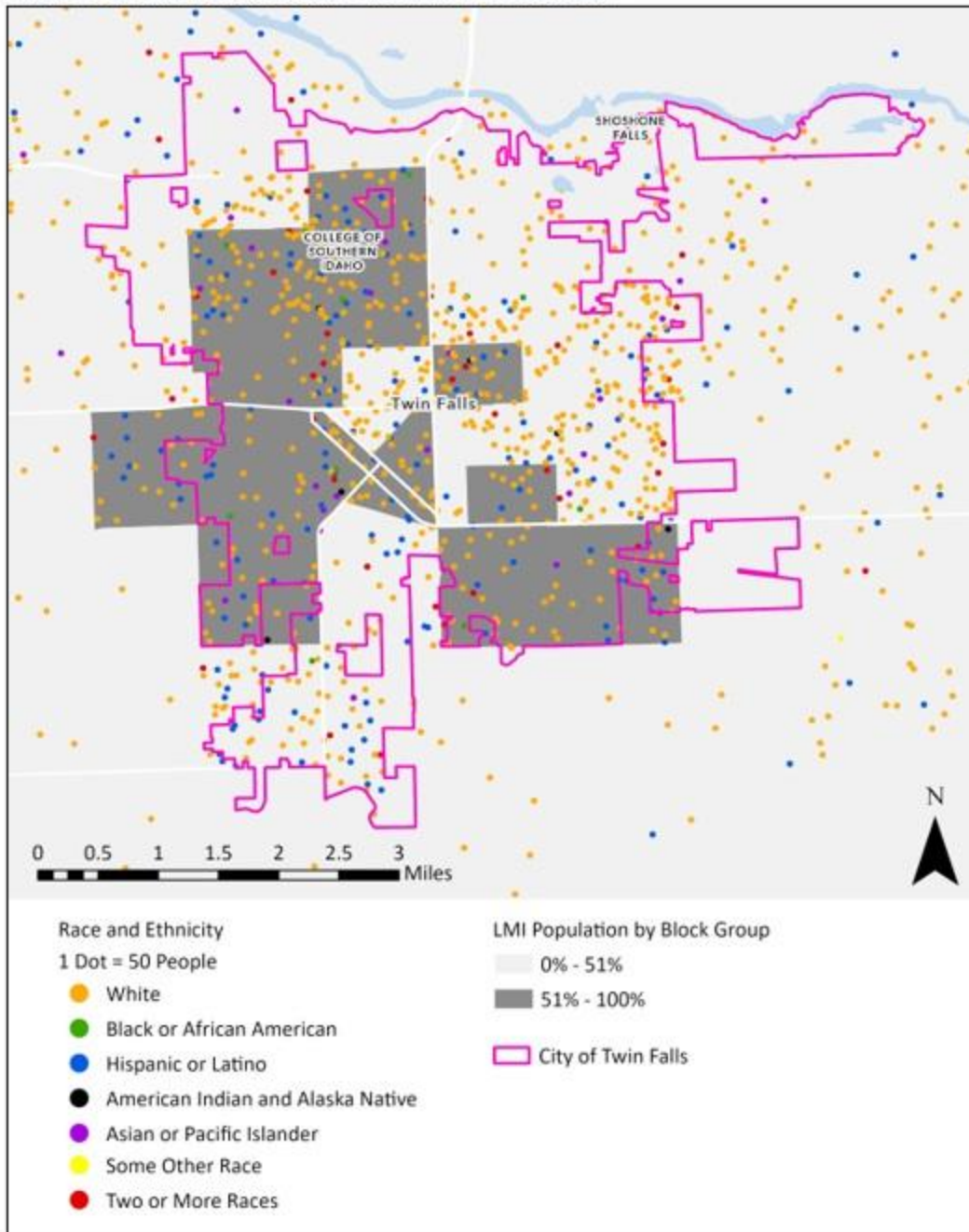
FIGURE 3. PERCENT OF POPULATION BELOW POVERTY LEVEL BY TRACT



Data Source: 2019-2023 ACS Five-Year Estimates

FIGURE 3. PERCENT OF POPULATION BELOW POVERTY LEVEL BY TRACT

FIGURE 4. LOW TO MODERATE INCOME POPULATION BY BLOCK GROUP



Data Source: 2019-2023 ACS Five-Year Estimates

FIGURE 4. LOW TO MODERATE INCOME POPULATION BY BLOCK GROUP

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.

Broadband connectivity is a vital community resource that offers citizens access to employment, education, and other personal enrichment opportunities found through the internet. In 2015, the FCC defined broadband as internet access with download speeds of 25 Megabits per second (Mbps) and upload speeds of 3 Mbps (otherwise noted as 25/3). With broadband access, internet users can partake in file downloading, video streaming, email, and other critical features necessary for online communication.

Disparities in broadband access – particularly for low-to-moderate households – can create a “digital divide” that limits users’ personal and professional opportunities. A 2021 study from the Pew Research Center found that 43% of low-income families did not have access to broadband services at home, and 41% did not have a desktop or laptop computer[1]. This is especially troubling in a post COVID era – a 2020 report from the Pew Research Center noted that 87% of American adults viewed internet access as important or essential in completing daily tasks post COVID.[2] Another 2021 Pew report found that 93% of U.S. children relied on internet access for at least some school learning post COVID, while 17% of U.S. teens reported having difficulty completing their homework due to a lack of internet access and 35% reported having to complete homework using a cell phone rather than a computer[3]. Finally, a 2021 report from the International Regional Science Review finds that broadband access is particularly significant in rural areas such as Twin Falls, and that increased levels of access in turn increase the success and prevalence of local small businesses[4]. With these facts in mind, broadband access is an important factor in building and promoting equity and accessibility among low- and moderate-income residents.

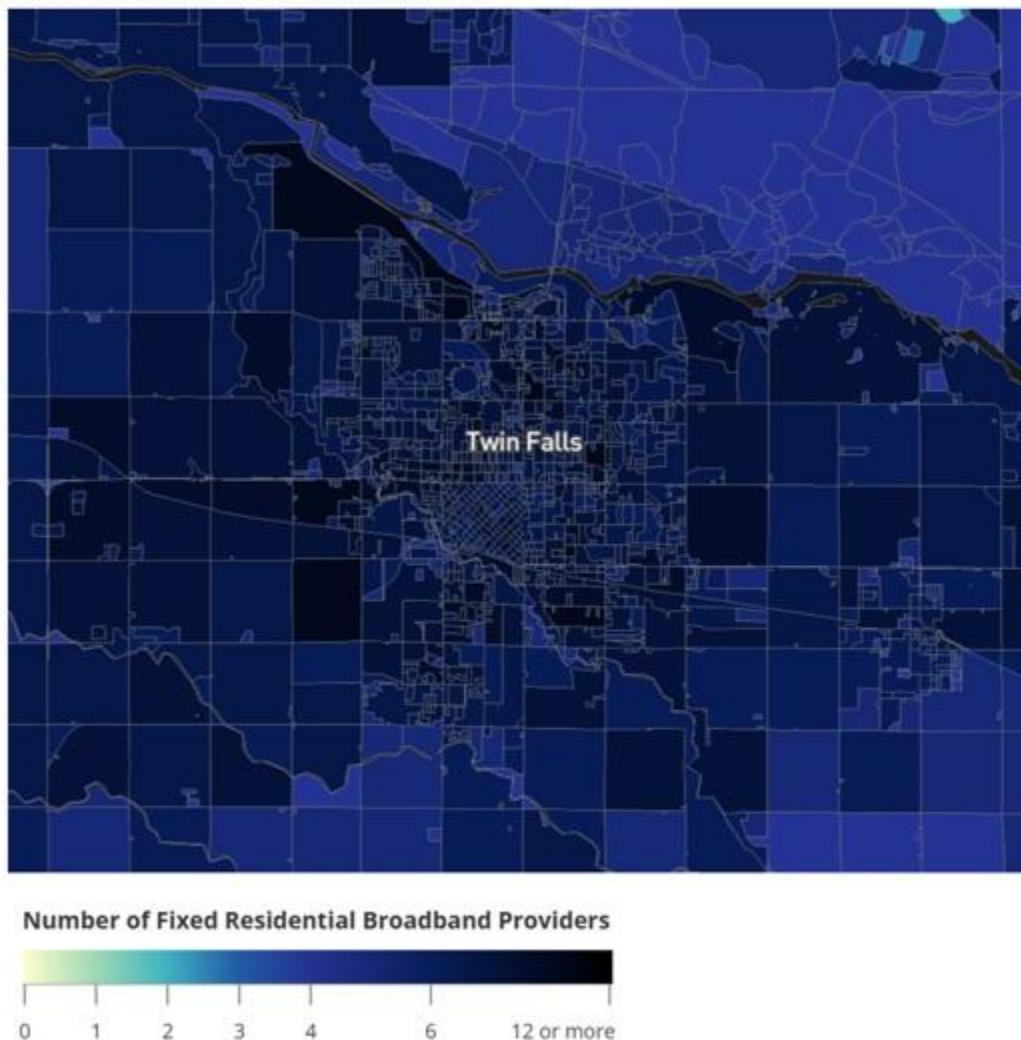
[RESPONSE CONTINUED IN ATTACHED TEXT BELOW]

Describe the need for increased competition by having more than one broadband Internet service provider serve the jurisdiction.

According to the Federal Communications Commission’s Interactive Broadband Map, residential areas in Twin Falls have several providers that offer broadband via fiber, fixed wireless, cable, ADSL and satellite technologies. Fiber is offered by Project Mutual Telephone Cooperative Association, Inc. and Lumen Technologies. Fixed wireless is offered by JAB Wireless and Safelink Internet. Satellite broadband is offered by VSAT Sytems, Inc., ViaSat, Inc., Space Exploration Holdings, LLC, and Hughes Network Systems, LLC. However, other broadband technologies are offered by only one provider. Cable is offered by Sparklight (formerly Cable One), and ADSL broadband is offered by Lumen Technologies. Despite the

presence of at least one provider for each broadband technology type, a wider variety of providers within each technology might offer residents a broader range of service options in Twin Falls.

FIGURE 5 – BROADBAND DEPLOYMENT IN TWIN FALLS



Data Source: FCC, <https://broadband477map.fcc.gov>

FIGURE 5 – BROADBAND DEPLOYMENT IN TWIN FALLS

Broadband Needs of Housing (Continued)

Twin Falls’ broadband connectivity is captured in the Federal Communications Commission’s collection of self-reported data from broadband service providers. Some sources have criticized this FCC data, noting that any census tract with at least one residential or business broadband consumer is identified as census tract that is being “served.” Based on this definition, uninterrupted broadband service is available in all residential areas of Twin Falls.

In 2019, Governor Brad Little established the Idaho Broadband Task Force to expand broadband access within the state of Idaho. This task force produced a 77-page report and recommendations document in October 2019 to capture the state of broadband access within Idaho and to explore options for its expansion[1]. This plan identified significant portions of Idaho without fixed terrestrial broadband access, as depicted below. Twin Falls County was identified as an area of high access but borders counties with lower levels of access.

For the 10.6% of households in Twin Falls without an internet subscription, libraries throughout the area generally offer free access to computers and Wi-Fi, and some locations may offer programs that allow residents to check out mobile hotspots, laptops, or other electronic devices. Housing and service providers serving low- and moderate-income populations and people who are homeless may also provide internet access. For example, some affordable housing properties have business centers; some shelters or day centers have computers for visitor use; and local job centers may provide computers for use in job searches.

Describe the need for increased competition by having more than one broadband Internet service provider serve the jurisdiction.

According to the Federal Communications Commission's Interactive Broadband Map, residential areas in Twin Falls have several providers that offer broadband via fiber, fixed wireless, cable, ADSL and satellite technologies. Fiber is offered by Project Mutual Telephone Cooperative Association, Inc. and Lumen Technologies. Fixed wireless is offered by JAB Wireless and Safelink Internet. Satellite broadband is offered by VSAT Systems, Inc., ViaSat, Inc., Space Exploration Holdings, LLC, and Hughes Network Systems, LLC. However, other broadband technologies are offered by only one provider. Cable is offered by Sparklight (formerly Cable One), and ADSL broadband is offered by Lumen Technologies. Despite the presence of at least one provider for each broadband technology type, a wider variety of providers within each technology might offer residents a broader range of service options in Twin Falls.

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 impacts of increasing natural hazard risks driven by with climate change on low- and moderate-income households are important considerations for regional planners, city staff, and housing and service providers in Twin Falls and the region. The City of Twin Falls participates in the updating and implementation of Twin Falls County Multi-Jurisdiction All Hazard Mitigation Plan (most recently updated in 2020), which identifies hazards most likely to impact the city of Twin Falls and other jurisdictions in Twin Falls County.

The plan notes high-, medium-, and low-risk hazards in Twin Falls County and its municipalities, noting that severe weather, wildfire, and drought are high-risk hazards in the county, flooding is a moderate-risk hazard, and dam/canal failure, earthquakes, and landslides/mudslides are low-risk hazards (see Figure 13). The plan identifies and analyzes mitigation actions and projects for the city and region.

The U.S. Environmental Protection Agency has also noted impacts of climate change that are specific to Idaho, including:

- Reduced snowpack, streamflows, and water availability, which would be expected to shift the alpine treeline, reduce the extent of some ecosystems and threaten species, reduce water flow in streams during summer, threaten coldwater fish species, reduce access the potential for hydroelectric power, and reduce winter tourism and recreation;
- Increased frequency of drought and wildfires, and related impacts such increased area burned by forest fires, trees that are more susceptible to pests and disease, and expanding deserts in southern Idaho;
- Reductions in crop yields due to increases in the number of hot days or reductions in streamflow that reduce water available irrigation; and
- Impacts to the health of vulnerable populations, including children, the elderly, sick, and poor populations.[1]

The plan provides a list of mitigation strategies to mitigate environmental hazards in the city of Twin Falls and the county, including projects to protect the city's sewer and water systems.

Describe the vulnerability to these risks of housing occupied by low- and moderate-income households based on an analysis of data, findings, and methods.

The vulnerability of low- and moderate-income households to hazards associated with climate change is an important consideration for jurisdictions and regions in preparing environmental resiliency and other plans. The Fifth National Climate Assessment (2023) notes that vulnerable populations, including low-

income and marginalized communities, have reduced capacity to prepare for and cope with severe weather and other climate change-related events and are expected to experience greater impacts. For these reasons, it is important that jurisdictions prioritize adaptation actions to support vulnerable populations.[1] American Community Survey 5-Year Estimates for 2019-2013 show that:

- An estimated 3,238 of the city's 20,239 households (16.0%) have incomes of less than \$25,000 per year, and
- An estimated 5,625 of the city's 52,046 residents (10.8%) were living below the poverty level in the past 12 months.

For these reasons, a significant share of the city's residents have reduced capacity to prepare for and cope with the impacts of climate change, and the City of Twin Falls will need to prioritize actions that support these populations in preparing for and coping with these impacts.

FIGURE 6 – RANKING OF HAZARD EVENTS IN TWIN FALLS COUNTY FROM THE TWIN FALLS COUNTY MULTI-JURISDICTION ALL HAZARD MITIGATION PLAN

Hazard Ranking	Hazard Event
High	Severe Weather
High	Wildfire
High	Drought
Medium	Flooding
Low	Dam/Canal Failure
Low	Earthquake
Low	Landslide/Mudslide

Source: Twin Falls County Multi-Jurisdiction All Hazard Mitigation Plan

FIGURE 6 – RANKING OF HAZARD EVENTS IN TWIN FALLS COUNTY FROM THE TWIN FALLS COUNTY MULTI-JURISDICTION ALL HAZARD MITIGATION PLAN

Strategic Plan

SP-05 Overview

Strategic Plan Overview

This strategic plan will guide the allocation of CDBG funding during the 2025-2029 planning period to address the City's most critical needs. Goals for the 2025-2029 period focus on high priority needs identified through data analysis; community input; consultation with City staff, elected officials, and partner agencies; and a review of relevant recently completed plans and studies. The priority and goal sections of this strategic plan describe anticipated activities within each of several broader areas to which the City will allocate funding.

The City will rely on partnerships with local agencies and City departments to achieve its Consolidated Plan goals and address priority needs.

SP-10 Geographic Priorities – 91.215 (a)(1)

Geographic Area

Table 47 - Geographic Priority Areas

1	Area Name:	CDBG Area Benefit
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Comprehensive
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	
	Include specific housing and commercial characteristics of this target area.	
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	
	Identify the needs in this target area.	
	What are the opportunities for improvement in this target area?	
	Are there barriers to improvement in this target area?	
	2	Area Name:
Area Type:		Local Target area
Other Target Area Description:		
HUD Approval Date:		
% of Low/ Mod:		
Revital Type:		Comprehensive
Other Revital Description:		
Identify the neighborhood boundaries for this target area.		
Include specific housing and commercial characteristics of this target area.		
How did your consultation and citizen participation process help you to identify this neighborhood as a target area?		
Identify the needs in this target area.		
What are the opportunities for improvement in this target area?		

	Are there barriers to improvement in this target area?	
--	--	--

General Allocation Priorities

Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA)

The City will focus its funding in neighborhoods that are predominately low- and moderate-income households (outlined in Figure 11 of the Market Analysis) that have substantial needs related to housing quality and affordability, public facilities and infrastructure, and economic development. In addition to projects that qualify on a CDBG Area Benefit basis, the City will allocate funds to some projects that are available to households or individuals citywide, provided that they are eligible based on low or moderate incomes or other presumed benefit (seniors, survivors of domestic violence, people experiencing homelessness, etc.).

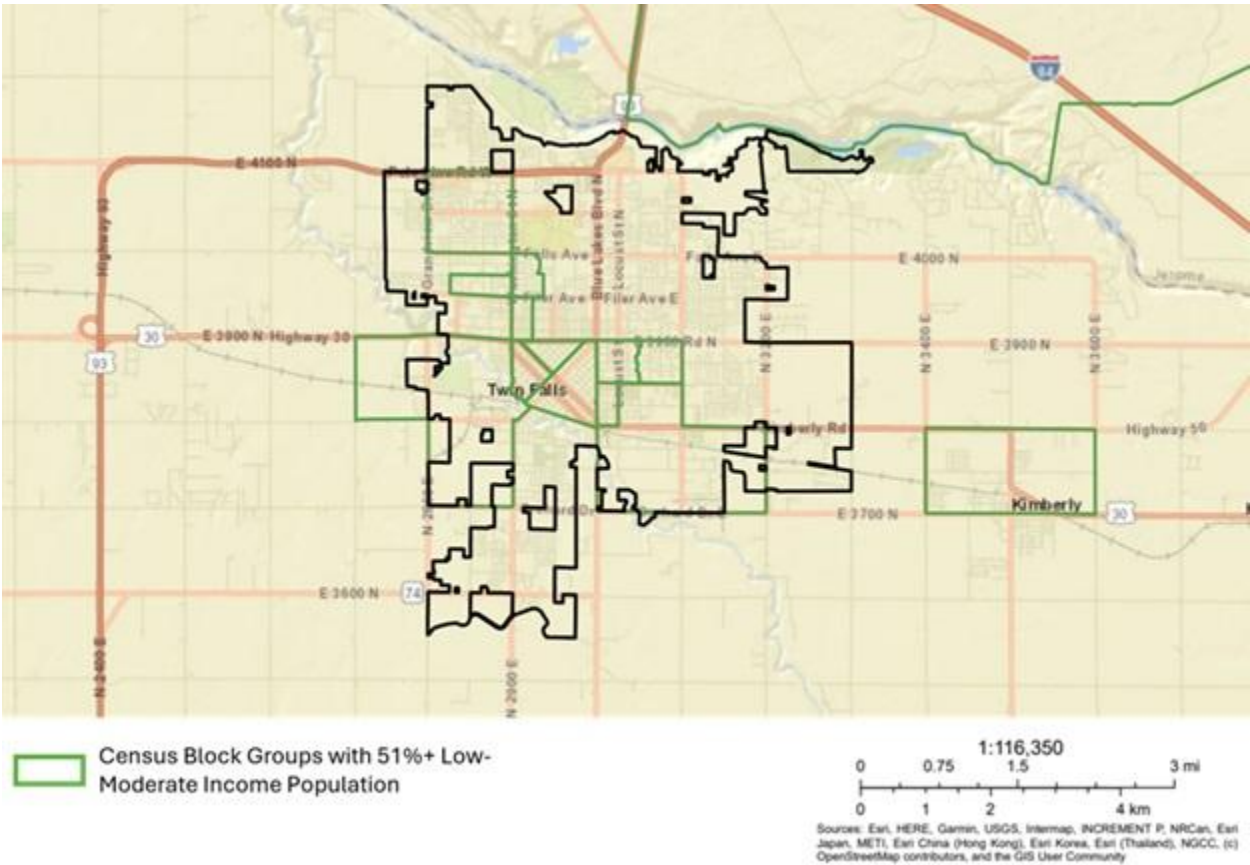


FIGURE 7 AREAS WITH 51% OR MORE LOW- AND MODERATE-INCOME POPULATION

SP-25 Priority Needs - 91.215(a)(2)

Priority Needs

Table 48 – Priority Needs Summary

1	Priority Need Name	Public Facility and Infrastructure Improvements
	Priority Level	High
	Population	Extremely Low Low Moderate Families with Children Elderly Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Non-housing Community Development
	Geographic Areas Affected	CDBG Area Benefit Citywide
	Associated Goals	Public Facilities and Infrastructure
	Description	Activities that may be funded under this priority include: • Public infrastructure and facility improvements such as sidewalks, streets, trails, access to high-speed internet, streetlighting, ADA accessibility, senior or youth centers, park and playground upgrades, public safety facilities, and others. • Assist community service organizations in improving their physical structures to meet the organization’s goals for serving low- and moderate-income households, homeless people, and other special needs populations.
	Basis for Relative Priority	In the City’s 2024 Community Survey, the share of residents reporting an excellent or good ease of walking in the city was 44%, a decline from past years in the overall quality of parks and recreation opportunities (67% rating them good, compared to 73% in 2022). The City’s Comprehensive and Strategic Plans also noted infrastructure and facility improvements as goals.
2	Priority Need Name	Program Administration
	Priority Level	High

	Population	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Public Housing Residents Rural Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence Non-housing Community Development
	Geographic Areas Affected	CDBG Area Benefit Citywide
	Associated Goals	Program Administration
	Description	Support general administration, planning, and staff costs for Twin Falls' CDBG program.
	Basis for Relative Priority	Program administration costs associated with the planning and coordination of projects benefiting Twin Falls residents.

Narrative (Optional)

During the development of the Consolidated Plan, the City identified two priority needs. Each of the needs is described below along with the basis for its priority and the populations to be served.

SP-30 Influence of Market Conditions – 91.215 (b)

Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	High level of cost burdens, with 57% of all LMI households paying more than 30% of their income on housing. Long waiting lists for public housing, particularly for accessible units. A tight rental market with a low vacancy rate and rapidly increasing rents, which makes it difficult for voucher holders to find suitable units. The Idaho Housing and Finance Association administers about 375 vouchers in the city.
TBRA for Non-Homeless Special Needs	High level of cost burdens among all low-income households. Significant waiting lists for accessible public housing, with over 160 households waiting for studio or one-bedroom accessible units for seniors and people with disabilities. Need for housing linked with supportive services for populations such as the elderly and persons with disabilities to prevent housing instability.
New Unit Production	A significant gap of 1,455 affordable and available rental units for households at or below 30% of AMI. Rapidly increasing sales prices, with the median home value rising to \$328,400, making homeownership unaffordable for most low- and moderate-income households. Low vacancy rates and high market rents that have outpaced wage growth.
Rehabilitation	A significant portion of the housing stock is aging, with over 50% of both owner and renter units built before 1980. An estimated 4,250 LMI households live in units with potential lead-based paint hazards. Data shows renters are significantly more likely than owners to live in units with at least one housing problem, indicating a strong need for rental rehabilitation to preserve housing quality.
Acquisition, including preservation	While no federally subsidized properties are at immediate risk of losing affordability restrictions, the rapidly appreciating real estate market puts existing unsubsidized affordable housing at high risk of conversion to market-rate. Acquisition and preservation of this "naturally occurring" affordable housing (NOAH) is a key strategy to prevent displacement of low-income tenants.

Table 49 – Influence of Market Conditions

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

Introduction

The City of Twin Falls qualifies for a formula grant under HUD's CDBG program. The table below shows the City's CDBG allocation for the 2025 program year (as announced by HUD), along with an estimate of anticipated grant funding for the remaining four years covered under this Consolidated Plan. This estimate assumes that funding over those four years will average to be about the same as the 2025 allocation.

Anticipated Resources

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 Admin and Planning Economic Development Housing Public Improvements Public Services	332,639	0	0	332,639	1,330,556	Funds will be used to carry out activities related to public infrastructure and facilities improvements, ADA accessibility, and administration and planning.

Table 50 - Anticipated Resources

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

Projects selected for CDBG funding by the City of Twin Falls are designed to complement broader city-led revitalization and capital improvement efforts. While CDBG does not require a local match, the City strategically aligns these funds with other public investments to maximize impact. For example, the City's downtown revitalization along Main Avenue included upgraded streetscapes, pedestrian amenities, and a new public commons—supported by the Urban Renewal Agency. CDBG funds have also been used to install ADA-compliant curb ramps and improve accessibility at public facilities, aligning with the City's ADA Transition Plan. These coordinated efforts ensure that federal dollars enhance long-term community goals around equity, access, and livability.

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

CDBG funds may be used to develop and/or improve public facilities or infrastructure for the benefit of low- and moderate-income residents using existing publicly owned land. If CDBG funds are used to acquire private land for public purpose, the City will follow CDBG acquisition requirements and procedures.

Discussion

N/A

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.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
TWIN FALLS	Government	Non-homeless special needs Planning neighborhood improvements public facilities public services	Jurisdiction
TWIN FALLS HOUSING AUTHORITY	PHA	Public Housing Rental	Jurisdiction
Idaho Balance of State Continuum of Care	Continuum of care	Homelessness Non-homeless special needs public services	Region

Table 51 - Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional Delivery System

The City of Twin Falls supports a variety of programs with goals of increasing housing affordability and homeownership, providing public services, and improving public facilities and infrastructure. The City has developed strong partnerships with the Idaho Balance of State Continuum of Care and nonprofit service providers.

Several organizations in Twin Falls work to address the needs of people experiencing homelessness, including Voices Against Violence, which provides emergency housing; Valley House, which provides emergency and transitional housing; South Central Community Action Partnership, which provides emergency assistance; and Safe House, which provides transitional housing and services for at-risk youth.

Gaps in the institutional delivery system include a need for additional funding for providers of transitional housing units and for the development of permanent supportive housing. Stakeholders interviewed during this planning process noted a particular need for funding of voucher-based housing options that allow people experiencing homelessness a choice in location of housing. There is also a need for additional funding for providers of homelessness prevention services, such as rent, mortgage, utilities, and food assistance.

Availability of services targeted to homeless persons and persons with HIV and mainstream services

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Counseling/Advocacy	X	X	
Legal Assistance	X		
Mortgage Assistance	X	X	
Rental Assistance	X	X	
Utilities Assistance	X	X	
Street Outreach Services			
Law Enforcement	X		
Mobile Clinics	X		
Other Street Outreach Services	X	X	
Supportive Services			
Alcohol & Drug Abuse	X	X	
Child Care	X		
Education	X	X	
Employment and Employment Training	X	X	
Healthcare	X		
HIV/AIDS	X		
Life Skills	X	X	
Mental Health Counseling	X		
Transportation	X		
Other			
	X		

Table 52 - Homeless Prevention Services Summary

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 Idaho Balance of State Continuum of Care and a variety of agencies and organizations provide services to people experiencing homelessness:

- South Central Community Action Partnership assists individuals in obtaining identification documents for employment or school; provides funding for gas vouchers, minor car repairs, and clothing or tools needed for employment; and provides first month's rent to help working families transition to permanent housing.
- Valley House Homeless Shelter provides food, clothing, and transitional housing for people experiencing homelessness.
- Solid Ground Recovery provides drug addiction recovery, a rehabilitation center, and a halfway center;
- The Crisis Center of South Central Idaho provides a 24-hour hotline, detox services, and crisis intervention and prevention; and

- St. Luke's Clinic provides comprehensive psychological and counseling services for adults, couples, families, children, and adolescents, with discounted fees for qualifying patients.

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

The City of Twin Falls works with community partners to support projects that provide housing and supportive services to people experiencing homelessness. The collaborating organizations and agencies will coordinate funding and resources to make additional beds available to people experiencing homelessness. Efforts include increasing transitional housing and permanent supportive housing and streamlining the assessment and referral process.

The primary gap in the service delivery system for special needs populations is the lack of funding needed to create additional beds and services. There is also a gap in services delivery for difficult-to-place special needs clients. The lack of supply of high-quality affordable rental and for-sale housing in the city presents another gap in the service delivery system.

Gaps in the service delivery system discussed by community meeting and focus group participants, survey respondents, and stakeholders interviewed as part of this planning process include:

- Following COVID-19 crisis, there has been a sharp increase in need for emergency rent, mortgage, and utility assistance to support individuals and families in maintaining housing stability.
- There have also been sharp increases in requests for food assistance.
- There is a need for outreach to people experiencing homelessness to engage them in accessing housing and supportive services.
- There is a need for more and different types of shelters, transitional programs, and case management.
- There is a need to facilitate access to mental health services as needed.
- Survey respondents rated homelessness prevention as the greatest homelessness need in the city, followed by supportive services/ case management and outreach to homeless persons.

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

Over the next five years, the City of Twin Falls will work with City departments and local partners, such as the Twin Falls Housing Authority, homeless housing and service providers, nonprofit agencies, and other local and regional partners to leverage CDBG funding to address the identified gaps in service delivery. Each year, the City will consider projects that strengthen opportunities for collaboration among the City and its partners.

SP-45 Goals Summary – 91.215(a)(4)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Public Facilities and Infrastructure	2025	2029	Non-Housing Community Development	CDBG Area Benefit Citywide	Public Facility and Infrastructure Improvements	CDBG: \$1,330,560	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 5000 Persons Assisted
2	Program Administration	2025	2029	Program Administration	CDBG Area Benefit Citywide	Program Administration	CDBG: \$332,635	Other: 1 Other

Table 53 – Goals Summary

Goal Descriptions

1	Goal Name	Public Facilities and Infrastructure
	Goal Description	Public facilities and infrastructure improvements
2	Goal Name	Program Administration
	Goal Description	Program administration and fair housing

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)

Over the course of the 2025-2029 Consolidated Plan period, the City of Twin Falls will focus its CDBG funds on public facility and infrastructure improvements. The City does not anticipate undertaking any housing activities during this Consolidated Plan period, but does partner with other

organizations, such as the Twin Falls Housing Authority and the Community Council of Idaho, that operate housing in Twin Falls to address the affordability needs of extremely low-income, low-income, and moderate-income families.

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)

HUD requires that for all affordable housing developments a total of 5% of development units must be accessible units. Twin Falls Housing Authority is not under a Section 504 voluntary compliance agreement.

Activities to Increase Resident Involvements

The Twin Falls Housing Authority holds Resident Advisory Board meetings, where members can review PHA Plans and make recommendations for improvements to the TFHA residential units. The TFHA also gives all residents the opportunity to review these documents and make recommendations.

Is the public housing agency designated as troubled under 24 CFR part 902?

No

Plan to remove the ‘troubled’ designation

Not applicable – the Twin Falls Housing Authority is not designated as “troubled.”

SP-55 Barriers to affordable housing – 91.215(h)

Barriers to Affordable Housing

During interviews with local stakeholders, several affordable housing issues emerged, including a spatial mismatch between affordable housing and jobs or amenities, a limited supply of starter housing at costs below \$200,000, and a limited supply of housing for seniors and people with disabilities. A review of the current zoning codes does not immediately indicate zoning barriers to affordable housing. However, the city has acknowledged in its upcoming Uniform Development Code re-write that the special use permitting process has proven to slow down or hinder both commercial and residential development. Some residential housing types, such as rooming houses, are prohibited in single-family districts and allowed only by special use permit in multifamily and mixed-use districts. The proposed Uniform Development Code re-write increases the variety of housing permitted either by right or administratively through a conditional use permit, an administrative process designed to ensure code compliance and remove the public hearing process.

A second policy issue which was addressed in the city's Comprehensive Plan was a need for more infill policies to encourage the redevelopment of vacant structures in downtown and other areas. While the infill focus area is downtown Twin Falls, efforts to increase affordable housing supply through infill may model after infill processes occurring downtown. The current zoning code does not address infill outside of the Zoning Development Agreement, which is a special zoning tool designed to place unique conditions on parcel or projects outside of the underlying zoning. Special effort to regulate and incentivize infill may help increase affordable housing supply.

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

As stated above, the Uniform Development Code re-write draft proposes to remove the special use permit process, which city staff and developers believe creates an undue regulatory burden on the development process. The final version of the new Uniform Development Code will utilize a conditional use permitting process that is primarily administrative.

The Uniform Development Code re-write does not explicitly address infill development; however, Twin Falls' Comprehensive Plan makes several land use, housing, and economic development policy recommendations to address infill. These recommendations include:

- Respecting the character of established neighborhoods when completing infill projects, especially downtown.
- Creating infill nodes that emphasize a mixture of uses and higher densities.
- Promoting infill by guiding redevelopment toward vacant or underused lots.
- Developing an inventory of vacant and underused properties that can be further researched to identify any barriers to redevelopment and working with property owners to overcome those barriers.
- Reviewing lists of publicly owned property to determine if they can be renovated or redeveloped.
- Permitting ADUs and infill development in the zoning ordinance.

Barriers to Affordable Housing

During interviews with local stakeholders, several affordable housing issues emerged, including a spatial mismatch between affordable housing and jobs or amenities, a limited supply of starter housing at costs below \$200,000 and limited supplies of housing for seniors and people with disabilities. A review of the current zoning codes does not immediately indicate zoning barriers to affordable housing. However, the city has acknowledged in its upcoming Uniform Development Code re-write that the special use permitting process has proven to slow down or hinder both commercial and residential development. Some residential housing types, such as rooming houses, are prohibited in single-family districts and allowed only by special use permit in multifamily and mixed-use districts. The proposed Uniform Development Code re-write increases the variety of housing permitted either by right or administratively through a conditional use permit, an administrative process designed to ensure code compliance and remove the public hearing process.

A second policy issue which was addressed in the city's Comprehensive Plan was a need for more infill policies to encourage the redevelopment of vacant structures in downtown, and other areas. While the infill focus area is downtown Twin Falls, efforts to increase affordable housing supply through infill may model after infill processes occurring downtown. The current zoning code does not address infill outside of the Zoning Development Agreement, which is a special zoning tool designed to place unique conditions on parcel or projects outside of the underlying zoning. Special effort to regulate and incentivize infill may help increase affordable housing supply.

SP-60 Homelessness Strategy – 91.215(d)

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

The City of Twin Falls is a member of the Idaho Balance of State Continuum of Care. One of the City's priorities for the 2025-2029 Consolidated Plan is to expand the availability of homeless services and housing; activities funded under this priority may include outreach to unsheltered homeless persons.

Addressing the emergency and transitional housing needs of homeless persons

The City may fund facility improvements or services provided by emergency or transitional housing providers over the next five years under the priority of expanding the availability of homeless services and housing. Valley House Homeless Shelter and Voices Against Violence will continue to provide emergency and transitional housing for people experiencing homelessness.

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 Twin Falls and the Idaho Balance of State Continuum of Care support a Housing First model that prioritizes permanent housing and offers case management and other support services. Over the next five years, the City will continue to support the Continuum of Care and homeless service providers that recognize the need to shift focus and resources to long-term, permanent housing in order to end homelessness. In particular, the Continuum of Care has prioritized transitional and permanent housing through organizations such as Valley House Homeless Shelter.

Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs

Housing and service providers in Twin Falls work together to prevent homelessness in populations who are vulnerable to or at risk of homelessness, including extremely low-income individuals and families, people discharged from institutions, and those receiving assistance from agencies addressing a variety of needs, such as housing, health, social services, education or youth needs. For example, South Central Community Action Partnership provides emergency assistance with utilities, rent, food, medication, transportation, and clothing, and Victory Home Shelter provides a faith-based rehabilitation program for

residents struggling with addiction and faith-based transitional housing for formerly incarcerated residents.

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 Twin Falls will follow HUD's Lead Safe Housing Rule requirements should it undertake any federally funded affordable housing development activities. The rule includes requirements for disclosure of lead-based paint hazards, risk assessment, evaluation, hazard reduction, interim controls, maintenance, and rehabilitation of properties.

How are the actions listed above related to the extent of lead poisoning and hazards?

Following the Lead Safe Housing Rule requirements in federally funded housing activities reduces risk of lead poisoning and hazards. The Lead Safe Housing Rule is designed to reduce hazards relating to lead-based paint in housing, which include irreversible health effects, brain and nervous system damage, reduced intelligence, and learning disabilities. Children, pregnant women, and workers are most at risk of experiencing negative health effects resulting from exposure to lead-based paint hazards. More than 20 million homes built before 1978 contain lead-based paint hazards. For these reasons, it is vital that the City of Twin Falls reduce lead-based paint hazards in all federally funded housing activities.

How are the actions listed above integrated into housing policies and procedures?

The City of Twin Falls will integrate Lead Safe Housing Rule requirements into housing policies and procedures by following HUD's Lead Safe Housing Rule requirements in all of the City's federally funded affordable housing development activities.

SP-70 Anti-Poverty Strategy – 91.215(j)

Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families

An estimated 12.5% of Twin Falls residents were living below the poverty level in the past 12 months, above the statewide poverty rate of 11.0%, according to American Community Survey 5-Year Estimates for 2019-2023. The city's poverty rate has increased since the 2014-2018 ACS estimates, when it was estimated at 15.7%.

The Region IV Development Association Comprehensive Economic Development Strategy (2021-2025) and the Twin Falls Comprehensive Plan "Grow With Us" (2016) detail goals related to reducing poverty, including:

Economic and Workforce Development

- Goal 1: Promote Regional Economic Empowerment
- Goal 2: Stimulate Regional Community Prosperity
- Goal 3: Develop Systems to Support Workforce Attraction, Development, and Retention

Housing

- Develop affordable housing tools that address the need for improved access to health care and public transportation.
- Expand the variety of housing opportunities to allow for more choices in types and locations of residences. This includes providing for a mixture of housing sizes, types, and affordability.
- Create urban village/urban infill nodes with mixed uses and higher densities.
- Maintain and improve the quality of the existing housing stock in the City and revitalize the physical and social fabric of neighborhoods that are in decline
- Promote Downtown as a great place to live and increase the available housing options

Stakeholders interviewed during this planning process emphasized that a wide range of workforce development opportunities are available in Twin Falls but that the lack of supply of affordable housing options limits the potential for workers to participate in employment and workforce development opportunities.

How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan

The housing affordability, workforce development, and homelessness programs detailed in this plan aim to support the achievement of housing and economic development goals for the city and region. The goal of expanding housing choice and affordability is central to goals detailed in both the City's Comprehensive Plan and this Consolidated Plan. The City will continue to fund services to assist

individuals in obtaining housing and employment and in meeting other needs.

In addition to resources available through economic development programs and general public services, assistance focused on reducing poverty is offered through homelessness service providers in Twin Falls. For example, South Central Community Action partnership offers assistance obtaining identification documents for employment or school, as well as funding for special clothing or tools needed for employment purposes, gas vouchers, and minor car repairs.

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

Monitoring is an ongoing process that will assess the quality of Twin Falls' CDBG program operations and performance over time and help to prevent instances of fraud, waste, and abuse. Implementation of the City's monitoring process will not only ensure effective and efficient operations, but compliance with federal program standards and regulations. The City will rely on the following tools and guidance in executing its monitoring process:

- The CPD Monitoring Handbook – 6509.2, available at:
<https://www.hud.gov/hudclips/handbooks/cpd-6509-2>
- CPD Notice 2023-08: Implementing Risk Analyses for Monitoring Community Planning and Development Grant Programs, available at:
<https://www.hud.gov/sites/dfiles/OCHCO/documents/2023-08cpdn.pdf>

Monitoring involves a three-step process to ensure that all statutory and regulatory requirements are being met:

1. Upon selection of projects for funding and inclusion in the Annual Action Plan, Twin Falls staff will review the proposed projects for CDBG eligibility and to make sure they each meet a national objective. In documenting eligibility, staff will use the applicable review checklists found in Chapter of the CPD Monitoring Handbook (Exhibits 3-1 through 3-9).
 2. No later than the ninth month of Twin Falls' CDBG program year (currently June) city staff will review each funded CDBG activity for compliance with program parameters. These reviews may be desk audits when requisite documentation is available but may also include site visits to validate the records on file. City staff will use applicable review checklists in the CPD Monitoring Handbook (generally Exhibit 3-10 through 3-22 and/or 26-2) to conduct these monitoring reviews.
 3. Before any drawdown of CDBG funds in IDIS, Twin Falls' staff will conduct a financial review of the costs being paid to determine consistency with the City's financial policies and procedures.
- As the City's capacity with regard to management of the CDBG program grows and the variety of and number of funded projects increases, staff may find it advantageous to conduct a ninth-month review of only a sample of funded projects. In such a case, the selection of a sample for monitoring must be based on a risk analysis similar to that described in CPD Notice 2023-08 whereby all projects are screened for their potential noncompliance risk and monitored accordingly. No less than one-third of Twin Falls' funded CDBG projects will be individually monitored in any program year.

Expected Resources

AP-15 Expected Resources – 91.220(c)(1,2)

Introduction

The City of Twin Falls qualifies for a formula grant under HUD’s CDBG program. The table below shows the City’s CDBG allocation for the 2025 program year (as announced by HUD), along with an estimate of anticipated grant funding for the remaining four years covered under this Consolidated Plan. This estimate assumes that funding over those four years will average to be about the same as the 2025 allocation.

Anticipated Resources

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 Admin and Planning Economic Development Housing Public Improvements Public Services	332,639.00	0.00	0.00	332,639.00	1,330,556.00	Funds will be used to carry out activities related to public infrastructure and facilities improvements, ADA accessibility, and administration and planning.

Table 54 - Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

Projects selected for CDBG funding by the City of Twin Falls are designed to complement broader city-led revitalization and capital improvement efforts. While CDBG does not require a local match, the City strategically aligns these funds with other public investments to maximize impact. For example, the City’s downtown revitalization along Main Avenue included upgraded streetscapes, pedestrian amenities, and a new public commons—supported by the Urban Renewal Agency. CDBG funds have also been used to install ADA-compliant curb ramps and improve accessibility at public facilities, aligning with the City’s ADA Transition Plan. These coordinated efforts ensure that federal dollars enhance long-term community goals around equity, access, and livability.

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

CDBG funds may be used to develop and/or improve public facilities or infrastructure for the benefit of low- and moderate-income residents using existing publicly owned land. If CDBG funds are used to acquire private land for public purpose, the City will follow CDBG acquisition requirements and procedures.

Discussion

N/A

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Public Facilities and Infrastructure	2025	2029	Non-Housing Community Development	CDBG Area Benefit Citywide	Public Facility and Infrastructure Improvements	CDBG: \$266,112.00	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 1000 Persons Assisted
2	Program Administration	2025	2029	Program Administration	CDBG Area Benefit Citywide	Program Administration	CDBG: \$66,527.00	Other: 1 Other

Table 55 – Goals Summary

Goal Descriptions

1	Goal Name	Public Facilities and Infrastructure
	Goal Description	Public facilities and infrastructure improvements
2	Goal Name	Program Administration
	Goal Description	Program administration and fair housing

Projects

AP-35 Projects – 91.220(d)

Introduction

The projects listed below represent the activities Twin Falls plans to undertake during the 2025 program year to address the goal of promoting a suitable living environment.

Projects

#	Project Name
1	City Park Improvements
2	Sidewalks and ADA Ramps
3	Program Administration

Table 56 – Project Information

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

The projects listed above reflect input from residents regarding the need for public facility and infrastructure improvements, as well as the city's capacity for administering CDBG activities given its limited grant funding. This project list complements ongoing revitalization efforts and plans and ensures adequate administrative capacity for each identified project. The City of Twin Falls does not anticipate obstacles to successfully completing the above-listed projects.

AP-38 Project Summary
Project Summary Information

1	Project Name	City Park Improvements
	Target Area	CDBG Area Benefit
	Goals Supported	Public Facilities and Infrastructure
	Needs Addressed	Public Facility and Infrastructure Improvements
	Funding	CDBG: \$131,112.00
	Description	Enhancements to City Park, possibly including but not limited to improvements to public restrooms, playground, pathways and accessibility, and other park components.
	Target Date	9/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	Public facility or infrastructure activity other than low/mod income housing benefit – approximately 500 people
	Location Description	City Park, 400 Shoshone St E, Twin Falls
	Planned Activities	Enhancements to City Park.
2	Project Name	Sidewalks and ADA Ramps
	Target Area	CDBG Area Benefit
	Goals Supported	Public Facilities and Infrastructure
	Needs Addressed	Public Facility and Infrastructure Improvements
	Funding	CDBG: \$135,000.00
	Description	Sidewalk and ADA ramp construction in LMI neighborhoods/census tracts.
	Target Date	9/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	Public facility or infrastructure activity other than low/mod income housing benefit – approximately 500 people
	Location Description	Locations within the CDBG Benefit Area to be determined during the program year.
	Planned Activities	Sidewalk and ADA ramp construction in LMI neighborhoods/census tracts.
3	Project Name	Program Administration
	Target Area	CDBG Area Benefit Citywide
	Goals Supported	Program Administration

	Needs Addressed	Program Administration
	Funding	CDBG: \$66,527.00
	Description	Administration of CDBG program.
	Target Date	9/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	City of Twin Falls, 203 Main Avenue East, Twin Falls
	Planned Activities	Program administration costs associated with the coordination and delivery of the CDBG program

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

The City anticipates using approximately 80% of its grant funds in census tracts with a concentration (51%) of households with low or moderate incomes (under 80% AMI). The remaining 20% will be used to cover program administration.

Geographic Distribution

Target Area	Percentage of Funds
CDBG Area Benefit	80
Citywide	20

Table 57 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

During PY 2025, the City of Twin Falls proposes to target its CDBG resources for use in making physical improvements in low- and moderate-income census tracts. Activities within LMI tracts will include improvements to Twin Falls City Park and sidewalk and ADA accessibility improvements. These activities reflect the need for public improvements, along with the City's capacity for administering CDBG projects.

Discussion

N/A

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

Over the 2025 program year, the City of Twin Falls will concentrate use of its CDBG funds on public facility and infrastructure improvements. The City does not anticipate undertaking any housing activities during the 2025 program year.

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	0
Special-Needs	0
Total	0

Table 58 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	0
Rehab of Existing Units	0
Acquisition of Existing Units	0
Total	0

Table 59 - One Year Goals for Affordable Housing by Support Type

Discussion

Although the City of Twin Falls prioritizes its CDBG funding for public infrastructure and facilities projects, affordable housing needs are addressed by partner organizations and agencies. For example, the Twin Falls Housing Authority operates several public housing developments, including Washington Court, a 56-unit family development, and Pioneer Square, Sunny View Courts, Terry Courts, and Duvall and Elizabeth Courts, senior properties that collectively provide 140 units.

An innovative project by the Community Council of Idaho has revitalized El Milagro, a former farmworker labor camp, into a new affordable housing community with 95 multi-family housing units, greenspace, a community services facility, a new Head Start center, and a museum dedicated to the American Migrant Farmworker experience, all located on Washington Street in Twin Falls.

AP-60 Public Housing – 91.220(h)

Introduction

Low-income residents in Twin Falls receive publicly supported housing assistance from the Twin Falls Housing Authority (TFHA), which manages a total of 196 Public Housing units, according to HUD's A Picture of Subsidized Housing 2024 data. Public housing units have a utilization rate of 99%.

Actions planned during the next year to address the needs to public housing

During the 2024 program year, the Twin Falls Housing Authority will continue its ongoing projects, which include replacing water and sewer lines and replacing sidewalks.

Actions to encourage public housing residents to become more involved in management and participate in homeownership

While the TFHA does not provide direct programming to assist residents with homeownership, the TFHA advertises the USDA Self-Help Housing program offered by the South-Central Community Action Partnership. The Self-Help Housing program assists small groups of 4-10 residents to build their own homes. The program allows its participants to acquire homes with no down payment, subsidized interest (e.g. 1%) and 100% financing throughout the building and buying process. TFHA staff also sit down with residents who are having difficulty managing resources (e.g. paying rent) to provide one-on-one assistance with budgeting. TFHA staff continue to seek out community partnerships that will expand their residents' access to homeownership resources.

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance

Not applicable – the Twin Falls Housing Authority is not designated as “troubled.”

Discussion

N/A

AP-65 Homeless and Other Special Needs Activities – 91.220(i)

Introduction

The city of Twin Falls is a partner in the Idaho Balance of State Continuum of Care, a network of service providers covering Idaho outside of the city of Boise and Ada County. The Continuum of Care brings together housing and service providers to meet the needs of individuals and families experiencing homelessness. The City of Twin Falls will continue to partner with the Continuum of Care and local homelessness service providers to achieve the City's homelessness goals.

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

Over the next year, members of the Idaho Balance of State Continuum of Care and other homeless housing and service providers in Twin Falls will continue reaching out to homeless persons, including unsheltered persons, through street outreach and emergency shelter services. South Central Community Action Partnership, Valley House Homeless Shelter, and other local organizations will continue to provide outreach to people experiencing homelessness with the goal of getting individuals and families into permanent housing. Outreach has included initial assessment, emergency financial assistance, food, clothing, and hygiene.

Addressing the emergency shelter and transitional housing needs of homeless persons

During the 2025 program year, Voices Against Violence and Valley House Homeless Shelter will continue to provide emergency shelter in Twin Falls.

Valley House will continue to provide transitional housing for people experiencing homelessness. The Warming Center at Tap Root Church will continue to supply emergency shelter overnight during the winter months.

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

Over the next year, the Valley House Homeless Shelter will continue to provide transitional housing beds to assist families and single men and women who are homeless transition to permanent housing and independent living.

The City will consider the use of CDBG funds to assist families or individuals who are homeless in transitioning to independent living and/or prevent them from becoming homeless again.

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

Over the next year, housing and service providers in Twin Falls will continue to work together to prevent homelessness in populations who are vulnerable to or at risk of homelessness, including the elderly, frail elderly, persons with disabilities, persons with HIV/AIDS and their families, and public housing residents. South Central Community Action Partnership will continue to assist individuals in obtaining identification documents for employment or school; provide funding for gas vouchers, minor car repairs, and clothing or tools needed for employment; and provide first month's rent to help working families transition to permanent housing.

The Warming Center at Tap Root Church will continue to assist individuals and families who do not have access to heat by providing a safe, warm place for them to come and spend the night during the winter months.

Ride TFT, a micro transit system run by the City of Twin Falls, will continue to provide low-cost or no-cost door-to-door transportation within city limits.

The City of Twin Falls will continue to partner with these agencies in the quest to help low-income individuals and families avoid becoming homeless.

Discussion

N/A

AP-75 Barriers to affordable housing – 91.220(j)

Introduction:

During interviews with local stakeholders, several affordable housing issues emerged, including a spatial mismatch between affordable housing and jobs or amenities, a limited supply of starter housing at costs below \$200,000 and limited supplies of housing for seniors and people with disabilities. A review of the current zoning codes does not immediately indicate zoning barriers to affordable housing. However, the city has acknowledged in its upcoming Uniform Development Code re-write that the special use permitting process has proven to slow down or hinder both commercial and residential development. Some residential housing types, such as rooming houses, are prohibited in single-family districts and allowed only by special use permit in multifamily and mixed-use districts. The proposed Uniform Development Code re-write increases the variety of housing permitted either by right or administratively through a conditional use permit, an administrative process designed to ensure code compliance and remove the public hearing process.

A second policy issue which was addressed in the city's Comprehensive Plan was a need for more infill policies to encourage the redevelopment of vacant structures in downtown, and other areas. While the infill focus area is downtown Twin Falls, efforts to increase affordable housing supply through infill may model after infill processes occurring downtown. The current zoning code does not address infill outside of the Zoning Development Agreement, which is a special zoning tool designed to place unique conditions on parcel or projects outside of the underlying zoning. Special effort to regulate and incentivize infill may help increase affordable housing supply.

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 Uniform Development Code is in the process of being re-written and, in its final version, will remove the special use permitting process which should improve the developmental review process for some housing types serving persons with disabilities and the elderly. The most recent Uniform Development Code, however, does not address infill development. The code re-writing process provides an opportunity for the city to address and incentivize infill residential development in order to increase the supply of affordable housing.

Discussion:

N/A

AP-85 Other Actions – 91.220(k)

Introduction:

This section details the City of Twin Falls' plans to ensure safe and affordable housing for its residents, meet underserved needs, reduce poverty, develop institutional structure, and enhance coordination between public and private sector housing and community development agencies.

Actions planned to address obstacles to meeting underserved needs

Residents and stakeholders who participated in this planning process noted affordable housing as the greatest underserved need in the city. The four most commonly identified barriers to fair housing noted by survey respondents include "not enough affordable housing for families," "not enough affordable housing for individuals," "not enough affordable housing for seniors," and "displacement of residents due to rising housing costs." Obstacles to meeting underserved housing needs include:

- High costs of new development and associated need for subsidies for development of new affordable housing, and

- Loss of existing affordable housing due to factors such as increasing rents and housing values and aging housing stock in need of rehabilitation.

In addition to needs related to housing affordability, residents and stakeholders emphasized a need for additional facilities and services focused on meeting the needs of people experiencing homelessness and low-income residents. Survey respondents rated community centers and homeless centers as the top public facility needs, and health and mental health services as the top public service needs.

Stakeholders interviewed during this planning process also emphasized a need for an increased focus on transitioning people experiencing homelessness into permanent housing and a need for additional resources to support services such as food pantries.

To develop additional resources to meet affordable housing and homelessness needs, the City of Twin Falls will fund a variety of projects to support underserved needs such as affordable housing, homelessness, public facilities and infrastructure, and public services.

Actions planned to foster and maintain affordable housing

To maintain and expand the current affordable housing stock, the City of Twin Falls will work to identify and develop partnerships with nonprofit housing organizations and private agencies with the goal of increasing the supply of affordable housing. These may include LIHTC or other developers considering housing projects in the city. The City will also look at using funding or grants that can be leveraged to bring new dollars for affordable housing or homelessness into the community.

In addition to specific programs designed to foster and maintain affordable housing, the City will review its zoning ordinance for prospective barriers to affordable housing development and make amendments as needed, including possible changes that would decrease costs or risk for multifamily and other affordable housing developments, and identifying zones where multifamily and other affordable housing types, such as accessory dwelling units or smaller homes, may be built as-of-right.

The City is also developing an Analysis of Impediments to Fair Housing Choice to examine barriers to fair

housing and access to opportunity in Twin Falls. As a result of this study, the City will undertake additional approaches to fostering fair and affordable housing.

Actions planned to reduce lead-based paint hazards

An important initiative emanating from HUD in the last decade is the reduction of lead-based paint hazards, and many jurisdictions around the country have focused on reaching this goal. The federal Residential Lead-Based Paint Hazard Reduction Act of 1992 (Title X of the Housing and Community Development Act of 1992) amends the Lead-Based Paint Poisoning Prevention Act of 1971, which is the law covering lead-based paint in federally funded housing. These laws and subsequent regulations issued by the U.S. Department of Housing and Urban Development (24 CFR part 35) protect young children from lead-based paint hazards in housing that is financially assisted or being sold by the federal government.

Should the City of Twin Falls undertake any property rehabilitation projects, the City will assess whether lead-based paint might be present and, if so, follow the guidelines set forth in the Residential Lead-Based Paint Hazard Reduction Act of 1992. The City of Twin Falls is committed to testing and abating lead in all pre-1978 housing units assisted with federal grant funds in any of the housing programs it implements.

Actions planned to reduce the number of poverty-level families

The City of Twin Falls' anti-poverty strategy focuses on helping all low-income households improve their economic status and remain above the poverty level. Current programs to reduce poverty through access to education and jobs are provided by the College of Southern Idaho, Southern Idaho Economic Development, and nonprofit organizations in the city. Emergency assistance is also provided by several nonprofit organizations in the city.

Actions planned to develop institutional structure

The unmet needs of rental housing affordable to low-income residents and social services for individuals and families experiencing or at risk of homelessness present an opportunity for the City to connect with organizations, affordable housing developers, and agencies working to address these needs in Twin Falls. The City will also continue to work within existing partnerships and coalitions, such as the Continuum of Care, to work toward meeting local housing and service needs. The City of Twin Falls will continue to work closely with state and local agencies and governments, nonprofit organizations, and other service providers to coordinate delivery of services to city residents. The City Manager Department will continue to consult with various housing, homelessness, social service, elderly and disability resource agencies to gather data and identify service gaps.

Actions planned to enhance coordination between public and private housing and social service agencies

The City of Twin Falls will continue to be an active participant in the Idaho Balance of State Continuum of Care. The Continuum of Care brings together nonprofit, government, and business leaders to provide a shared approach to goals of ending homelessness. Membership includes emergency, transitional, and permanent housing providers; nonprofit social service organizations; and government agencies.

Discussion:

N/A

Program Specific Requirements

AP-90 Program Specific Requirements – 91.220(I)(1,2,4)

Introduction:

Projects planned with 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. Due to the nature of the public infrastructure projects the City has typically funded, no program income has been generated.

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(I)(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
<TYPE=[text] REPORT_GUID=[A698417B4C924AE0218B42865313DACF] DELETE_TABLE_IF_EMPTY=[YES]>	
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%

1. If applicable to a planned HOME TBRA activity, a description of the preference for persons with special needs or disabilities. (See 24 CFR 92.209(c)(2)(i) and CFR 91.220(l)(2)(vii)). <TYPE=[text]
REPORT_GUID=[A0BBB986408D8C25582AC4BE59FA99C5]>

Overall benefit – A consecutive period of one, two, or three years may be used to determine that a minimum 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: 2025, 2026, 2027

Attachments

ATTACHMENT 1: CITIZEN PARTICIPATION RECORD

PUBLIC COMMENTS AND MEETING NOTES: JULY 10, 2025

PUBLIC COMMENTS AND MEETING NOTES: JULY 23, 2025

PUBLIC NOTICE AND PUBLISHER'S AFFIDAVIT

CDBG Consolidated Plan 2025-2029 Public Input meeting

7-10-25

Public Attendance

1. Annie – ADA access and sidewalk repair on Jerome St. and 7th Ave. needed
2. Ron – See written comment
3. Male (no name given) – The plaza looks good.
4. Kasi – Library Staff – Loves the concept of connecting the park and library
5. Erica Littlefield – Library Staff – Loves the plaza concept
6. Business Tech owner (no name given) – Does not want to lose public parking for the plaza. How will those parking spaces be replaced?
7. Jeff – Likes the plaza concept. Lives in the area. Would like to see the water feature in the park repaired for the animals to use.
8. Spencer Cutler – Councilman – How will the improvements be maintained?
9. Not lose toddler swings with new playground equipment
10. Mobility concerns on how kids will get around the playgroundsa
11. Female (no name given)
 - a. consideration for bike routes needed.
 - b. The more we can bring people downtown, the more amenities will come to the area.
 - c. Give younger people a reason to stay in Twin Falls and move downtown.
12. Male (no name given)
 - a. not in favor of plaza and closing the road.
 - b. Agrees the bathroom needed to be rebuilt.
 - c. Likes the playground equipment being upgraded.
 - d. Likes the sidewalk repair project.
13. Fran Florence – not in favor of plaza
 - a. How will the improvements be policed?
 - b. How will the improvements be maintained? Will it be city property?
 - c. Transient issues – people are migrating to Twin Falls as transients from cities with stricter policies regarding homelessness
 - d. The library is allowing transient to live there.
 - e. Who will manage the homeless population?
 - f. With current street closure, the homeless have moved to 6th Avenue. Causing congestion.
 - g. Put a parking curfew around the park.
 - h. He has a plan to revitalize the area.

- i. Find another place for the homeless to live.
 - j. Park overuse issues
- 14. Has a walkway over Hansen St. from the library to the park been considered?
- 15. Business owners in the area should not be affected by this plan.
- 16. There is an uncontrolled intersection issue in the area.
- 17. The plaza will become no man's land.

HANSEN STREET LIBRARY PLAZA

June 23, 2025

To the Honorable Mayor of Twin Falls, Idaho, Twin Falls City Council, Twin Falls City Manager and Twin Falls Planning and Zoning Director. **(A summary is on the last page.)**

Greetings, I am Ron Yates, I live at 441 Elm Street Twin Falls, I am and have been a resident of Twin Falls – as an adult – since 1982.

This is a letter objecting to permanently closing the 400 block of Hansen Street East for the purpose of building an "Outdoor Learning Space" – Library Plaza within the city of Twin Falls. Be careful what you ask for, you might just get it.

Please schedule a Planning and Zoning public meeting to introduce your idea to the citizens of Twin Falls, that of permanently closing the 400 block of Hansen Street East and replacing it with an "Outdoor Learning Space" – Library Plaza.

Since 1988, 37 years, I have maintained the landscapes, for customers, at 17 different properties within a block of City Park including the Library and the City Park itself. I have observed traffic patterns, pedestrians, children, animals, drug deals, vagrants, and people living in their automobiles; I have removed vagrant dwellings and I can even tell you the most common path taken to climb the band shell exterior.

City of Twin Falls leadership and staff appear to have a desire for what, in this letter I will refer to as an "Outdoor Learning Space" – Library Plaza. If this is true, your desire already exists at City Park and upon the Library's property which faces the 200 block of 5th Avenue East; neither of which impairs, in any way the vehicular use of any city street.

An "Outdoor Learning Space" – Library Plaza will be redundant to and adjacent to City Park, it would serve few people, create unsafe conditions for citizens and expense for maintenance. The Twin Falls Public Library has their own Outdoor Learning Space where they bought a lot on the 200 block of 5th Avenue East.

During Library sponsored events that I've witnessed there or in City Park the library staff often outnumbers the event participants.

A wise use of resource: Hansen Street must be considered a resource that is in demand and therefore pays for itself. How many citizens travel Hansen Street East and Hansen Street South from Blue Lakes Boulevard to Minidoka Street daily or often? How will the loss of its use impact the surrounding property owners if a permanent detour is imposed?

Traffic will exponentially increase on 5th Avenue East and other nearby residential streets. Are you prepared to force those hundreds of daily commuters to detour in order to accommodate a handful of plaza people per week? **What is the Hansen Street vehicular traffic count today?** Whatever the number, it is an actual number. A number of proposed Library Plaza users can only be a guess and certainly be hundreds less per day than Hansen Street East now serves in vehicular traffic. Are you prepared to face those hundreds of angry commuters and park users

who were not informed or asked for permission to permanently close the 400 block of Hansen Street East?

If I were to ask for a show of hands at City Hall, of who knows about the Outdoor Learning Space Library Plaza many hands would raise. If I were to ask at St. Edwards Catholic Church, Businesses of the 500 block of Hansen Street East, regular City Band attendees, the band members themselves, Twin Falls County courthouse employees, Tap Root Church, Methodist Church, Century Link, Frederickson's candy shop, First Federal Bank employees, residents of Rex-Arms Apartments at 312 Shoshone Street East, who park on 4th Avenue East and residents of 20 square blocks which surround City Park few would be aware of the City' intent to permanently close the 400 block of Hansen Street East. It would be wise to ask their permission before you permanently close the 400 block of Hansen Street East.

Please document all citizen demand of permanently closing the 400 block of Hansen Street East. Sure you can claim 'no one has objected' and truthfully it is because the "Outdoor Learning Space" – Library Plaza proposal is buried *somewhere* within a convoluted multi-subject, multi-year "Annual Action Plan", a "Five Year Consolidated Plan" a "Comprehensive Plan" that few citizens are aware of.

To me, it appears that the City applied for federal money, possibly via a COVID Relief grant, part of which may include reimbursement for a new toilet facility at City Park, and a separate, to be determined purpose. Please explain which came first: a grant application to the Federal Government, for money, from the City of Twin Falls or the idea to permanently close the 400 block of Hansen Street East for the purpose of building an "Outdoor Learning Space" – Library Plaza?

Grant applications should be made for a predetermined specific purpose, if the City applied for funds first and once the City qualified for a grant, the City began to shop for a purpose for the money, that is poor management; especially without a public hearing before the Twin Falls Planning and Zoning Commission, a hearing seeking citizen / taxpayer approval to permanently close the 400 block of Hansen Street East for an "Outdoor Learning Space" – Library Plaza within the city of Twin Falls.

To place the idea for a "Outdoor Learning Space" Library– Plaza within a convoluted multi-subject, multi-year "Annual Action Plan", a "Five Year Consolidated Plan" a "Comprehensive Plan", as a proposal, is permissible, its implementation, however, must face the same scrutiny a citizen is required to submit to in a public hearing before the Twin Falls City Planning and Zoning Commission, and an appeal, if any, before the Twin Falls City Council. For example: when a citizen seeks a special use permit or a rezoning of a property which is owned by a citizen this process is the property owner's obligation to complete.

To express the above in other words, for clarity, citizens must be honest and transparent. A citizen must submit an application for simple and complex building construction or a simple or complex zoning change or a special use permit and notify all property owners within a radius who may be affected. Is the City of Twin Falls exempt from this same process?

Public Safety:

A loss of citizens driving by City Park is my foremost concern because I have witnessed crime in many places closed to vehicles. Public safety is more certain where vehicular traffic occurs because unpredictable traffic is a deterrent to crime. Citizens in vehicles who witness trouble will often take action to stop it or summon police. This random and unpredictable drive-by-patrolling of City Park will end.

Police in a patrol car will quickly loose a race with a criminal on foot because Hansen Street is blocked.

Fire and Paramedic vehicles must drive around the entire block to arrive.

If you pursue the "Outdoor Learning Space" Library-- Plaza please leave Hansen Street open except for actual events that the Library hosts. Allow no more than 7 day-long Library scheduled events per year. Historically, many years ago, basketball tournaments were popular during Western Days to meet this demand; portions of 4th and 6th Avenues and Hansen Street were closed to vehicles for one day.

Drivers who run into a dead end tend to become frustrated and accelerate or make a short cut. A short cut, in this location, will be through the library parking lot. Traffic will increase exponentially in the surrounding streets to avoid the permanently closed 400 block of Hansen Street East.

Sections of Main Avenue and Shoshone Street are closed temporarily for events, this format serves citizens well; use it for the 400 Block of Hansen Street East rather than permanently closing the street.

The Main Avenue Mall placed about 1970 converted the 100 Block of what is now Hansen Street South into a park. This park, a 47 year failure, was seldom utilized; it caused difficulty for those traversing the townsite until it was removed and replaced with a street in 2018. And, incidentally, there was a cement shrub / flower planter along the alley side of this park, where, if you looked carefully you would see vagrant sleeping quarters. The Library Plaza concept has a similar proposed raised planter.

Parking: A Library Plaza will remove 17 parking spaces or 23% of City Park parking.

Where will the people who use the "Outdoor Learning Space" -- Library Plaza, park?

Until a few years ago there were 40 parking spaces along Shoshone Street between 4th and 6th Avenues. 40 parallel parking spaces, 20 on each side; these spaces were about twenty-six feet long. (600 feet of space total.)

6th Ave East 485 feet = 25 angle parking spaces (park side of 6th)

4th Avenue East 485 feet = 24 angle parking spaces (park side of 4th)

Present number of parking spaces on Hansen Street between 4th and 5th Avenues East = 10 spaces southbound 7 spaces northbound. If the parking were converted to angle parking on the City Park side of Hansen Street from 4th Avenue East to 6th Avenue East there is room for about 40 angle parking spaces. Parallel parking now is about 18 spaces because of the access road to the band shell.

People who live in their automobiles along the 5th Avenue side of Library often occupy all 6 angle parking spaces.

Total Library Parking Spaces:

56 parking space inside the library parking lot, for staff and patrons.

4th Avenue East > 11 angle parking spaces

5th Avenue East > 6 angle parking spaces which are often filled by people who live in their automobiles.

Twin Falls Public Library has their own Outdoor Learning Space where they bought a lot on 5th Avenue East.

Library sponsored events that I've witnessed there or in City Park the library staff often outnumber the event participants.

Historically, a 5.2 million dollar Library expansion bond failed February of 2006. 65% of voters said no. The Twin Falls Public Library proposed [asked taxpayer permission] to build a 20,000 SqFt. addition onto its existing building. Negative voter sentiment was intense even two years prior to the September 2008 stock market crash and the recession that followed. The addition was to be constructed where the Library parking lot is today.

Three businesses exist on the 500 block of Hansen Street East. They depend upon Hansen Street parking to accommodate their customers; 17 less parking spaces will create competition for available parking and trouble.

Loss of Playground:

A small playground with swings, slides and climbing bars is opposite the Library in City Park and it is a popular destination for parents and grandparents with children. It is fenced on the Hansen Street side to prevent children from running into traffic. Since the no smoking sign was installed nearby to this playground chaperones who smoke remain in their automobiles and smoke. Just a thought, smokers and their children might have more fun if they could be together. The adults who accompany children are often elderly and many of these adults, of all ages, are obese. Still, they bring their children to play. The fact that this playground is so accessible and very close to street parking, make it possible for these less ambulatory adults to accompany their children to the playground or sit on the one bench nearby. Where are these adults going to park? How far must they walk to reach the proposed "Climbable Art" of the Library Plaza? Good Grief!

A brief conversation I once had with the Twin Falls Parks and Recreation Superintendant, (not Wendy Davis) he stated: "The data shows that this type of development is beneficial". I prefer to agree with my data which can be traced to actual experience that states: Since the trees were planted in April of 1905 the existing city park has been beneficial, perhaps the existing park could be enhanced with a portion this grant money, however, the City intends to permanently close a city street, without permission of its citizens. How many citizens will be negatively impacted VS how many will benefit.

Children of St. Edward's Catholic School and Bickel Public School presently utilize the existing city park grounds as an *Outdoor Learning Space*.

People who traditionally drive all the way around the park to view the Christmas lights will be cut short.

Summer sun will make the Plaza a scalding shade-less area to avoid. Winter is 4 long months of non-use, except the children who would normally use the swings, slide and climbing bars. Who will plow snow or treat ice (ice melt ruins pavers) and no street sweeper, ever. And about drainage, Hansen Street drainage flows toward 6th Avenue East, will this flow be impeded?

Sincerely seeking the wise use of resource,

Ron Yates

Summary: Closing Hansen Street will create a un-patrolable area and invite crime.

Allow citizens their voice. The City Of Twin Falls must hold a public meeting specific to Hansen Street closure, a majority of nearby property owners are not aware or have not been notified of Hansen Street' closure.

Parking is valuable around City Park a Library Plaza will remove 17 available spaces or 23%.

The very popular children playground will be removed.

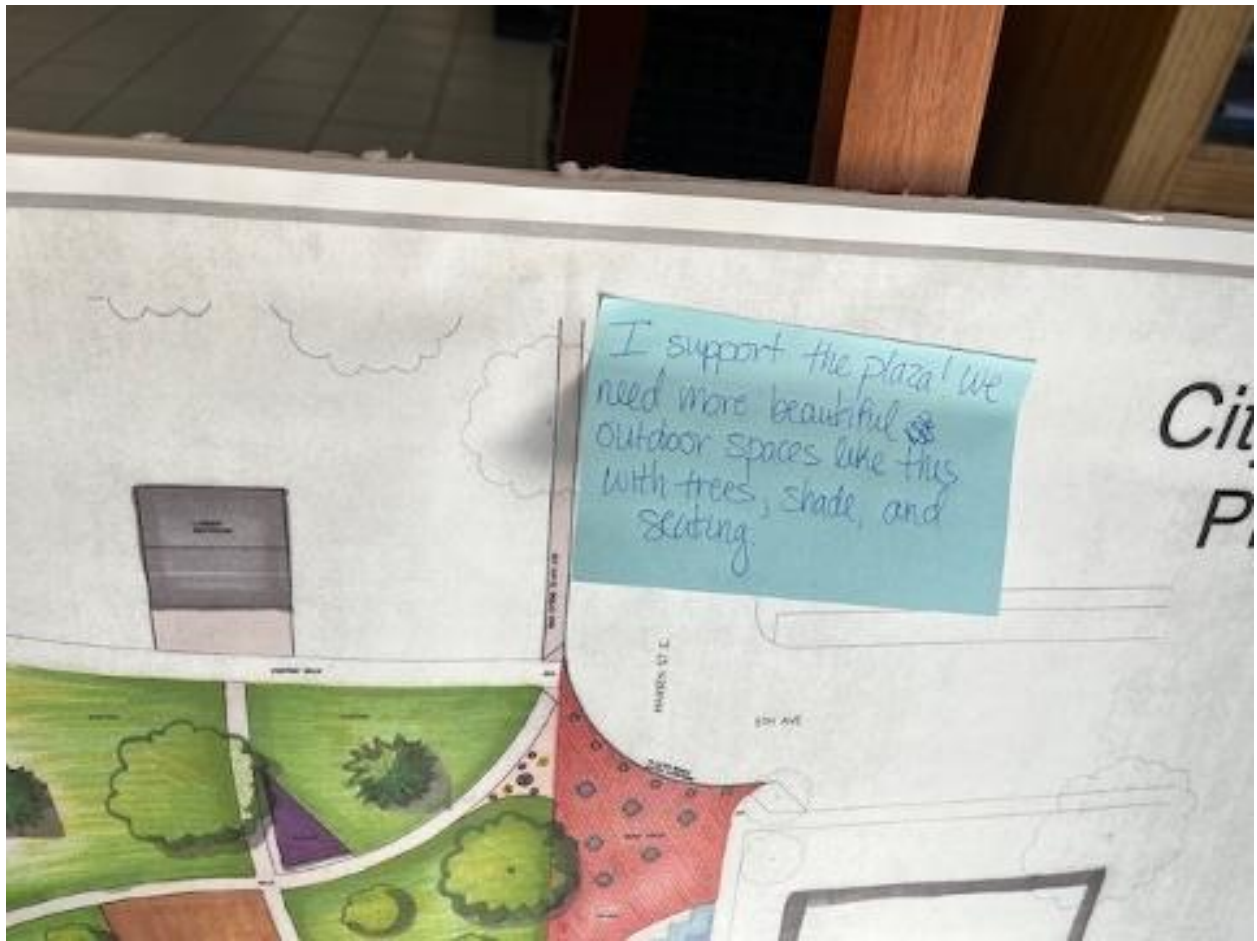
Traffic will divert exponentially into the surrounding neighborhood including the Library parking lot.

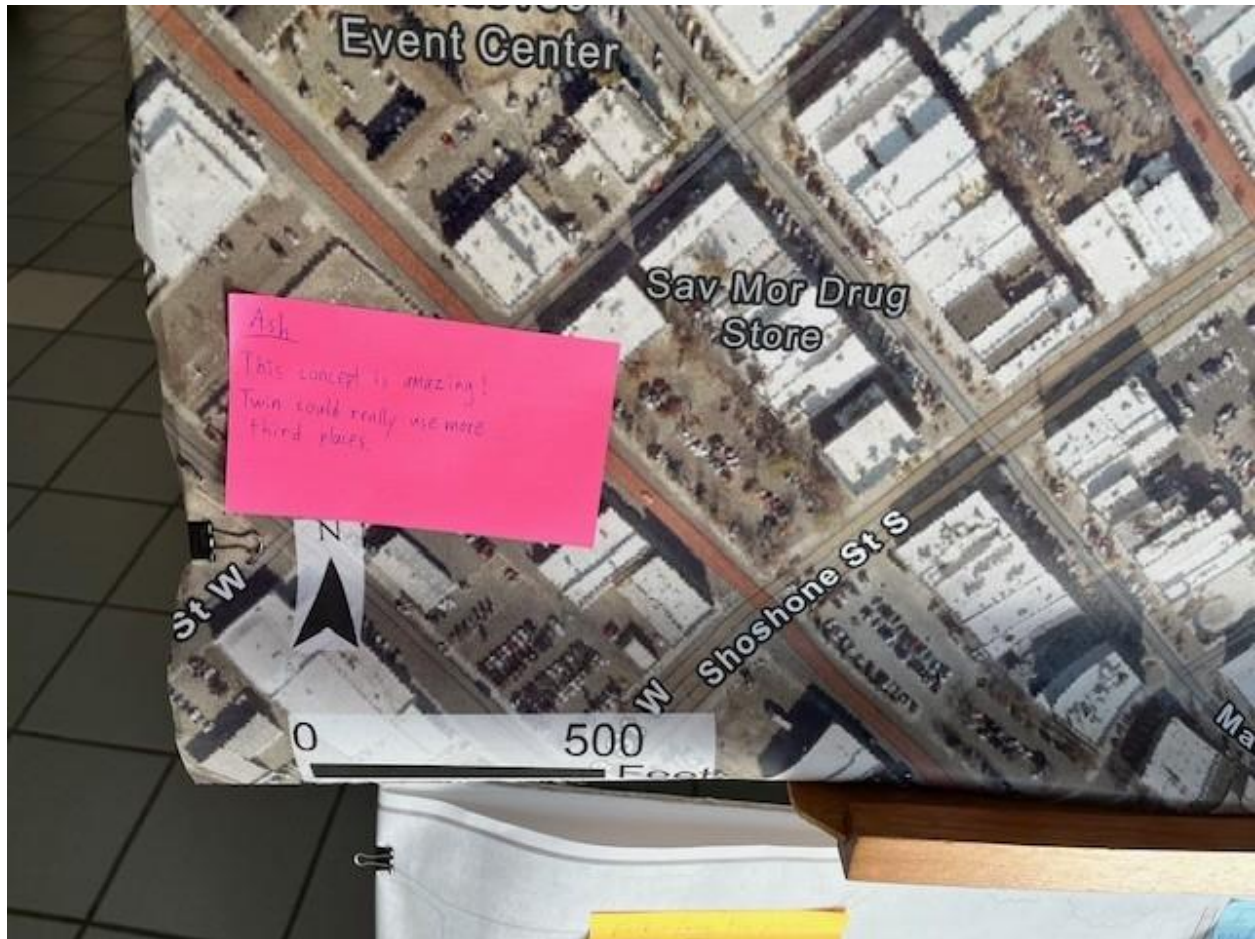
A Library Plaza will serve few citizens. Hansen Street serves hundreds daily.

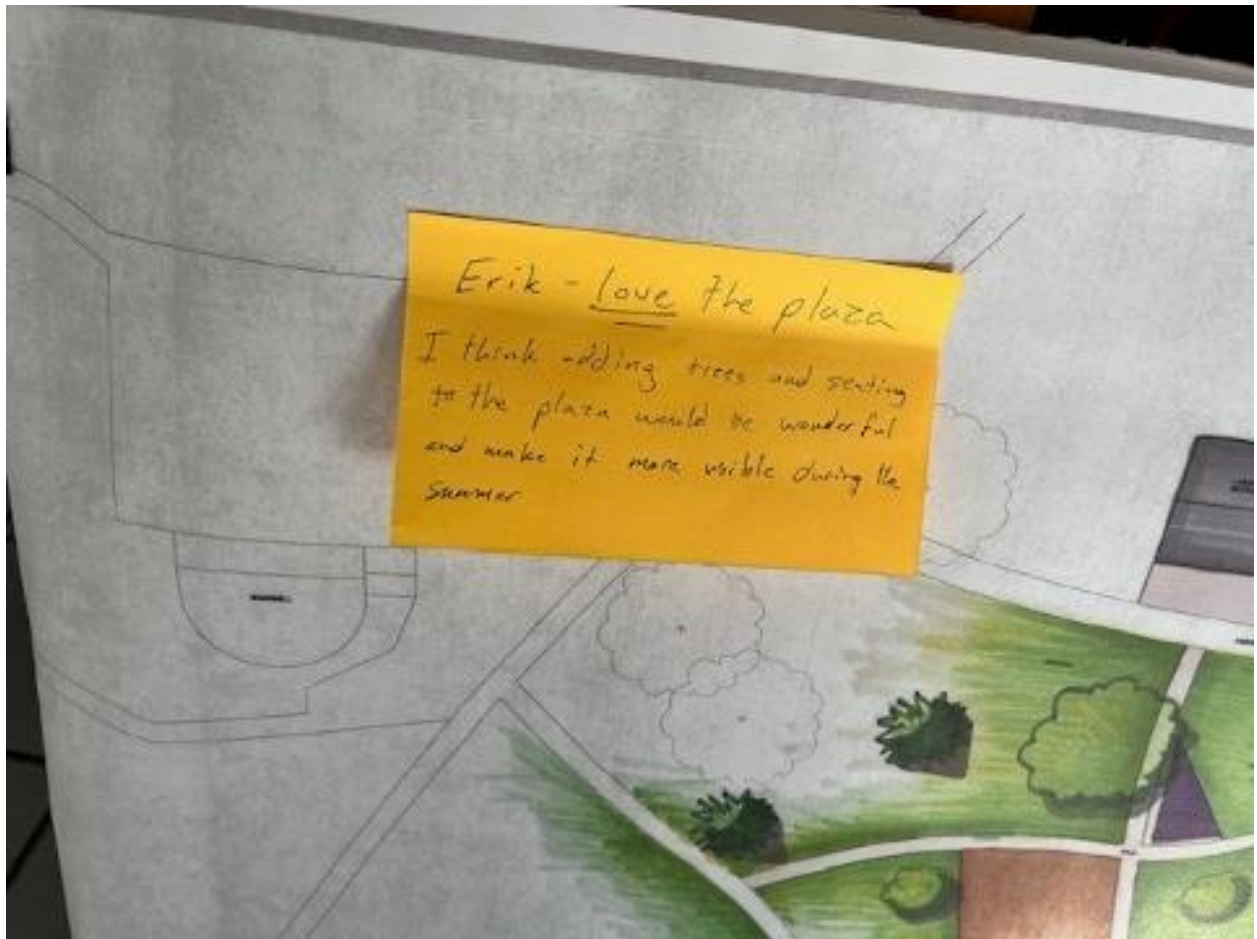
Historically a similar park on Main Avenue and Hansen failed for 47 years.

Parishioners of St. Edwards Catholic Church attend multiple mass services daily, a change of their access / egress will impact nearby property owners and parking.

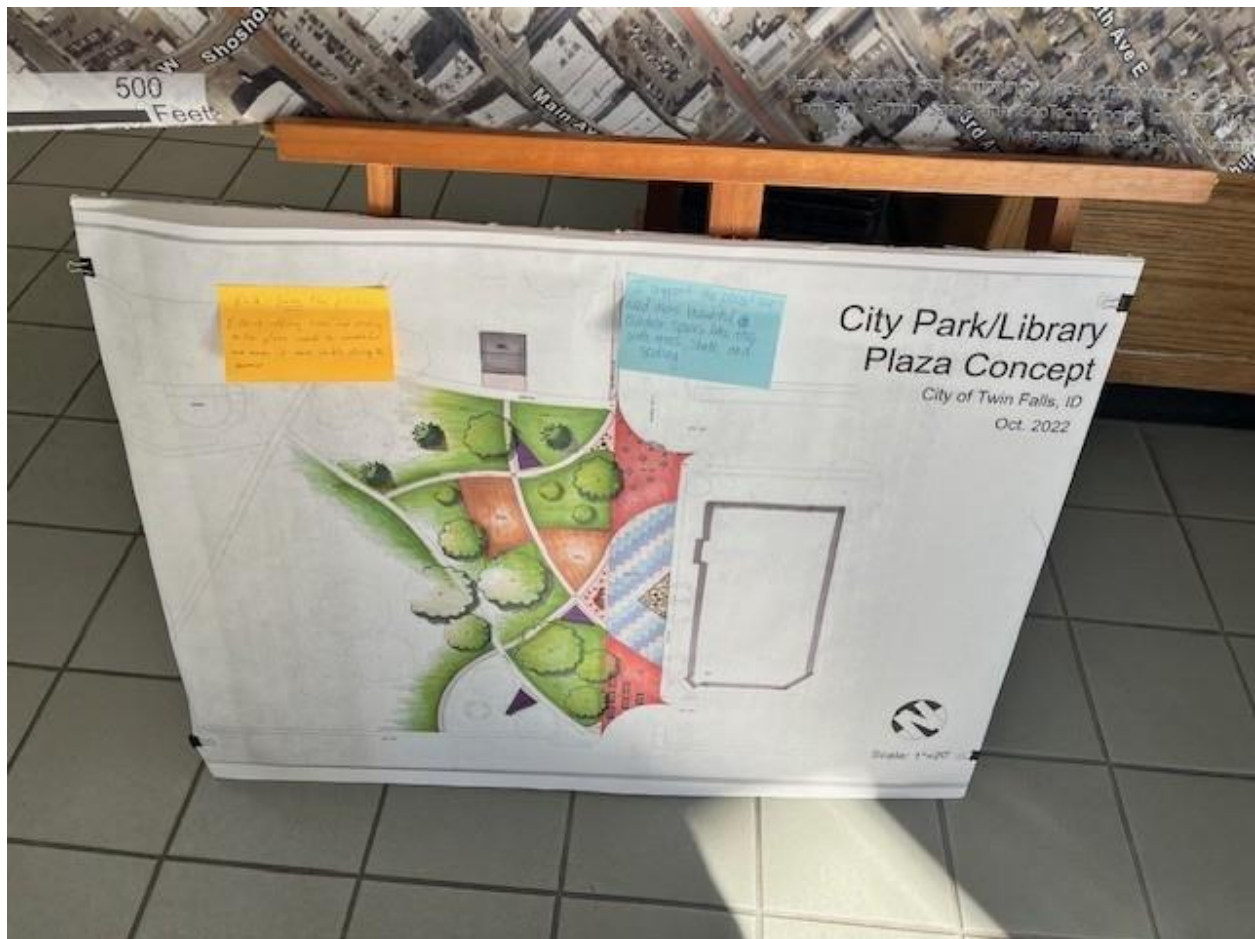
Use grant money to enhance City Park, instead.

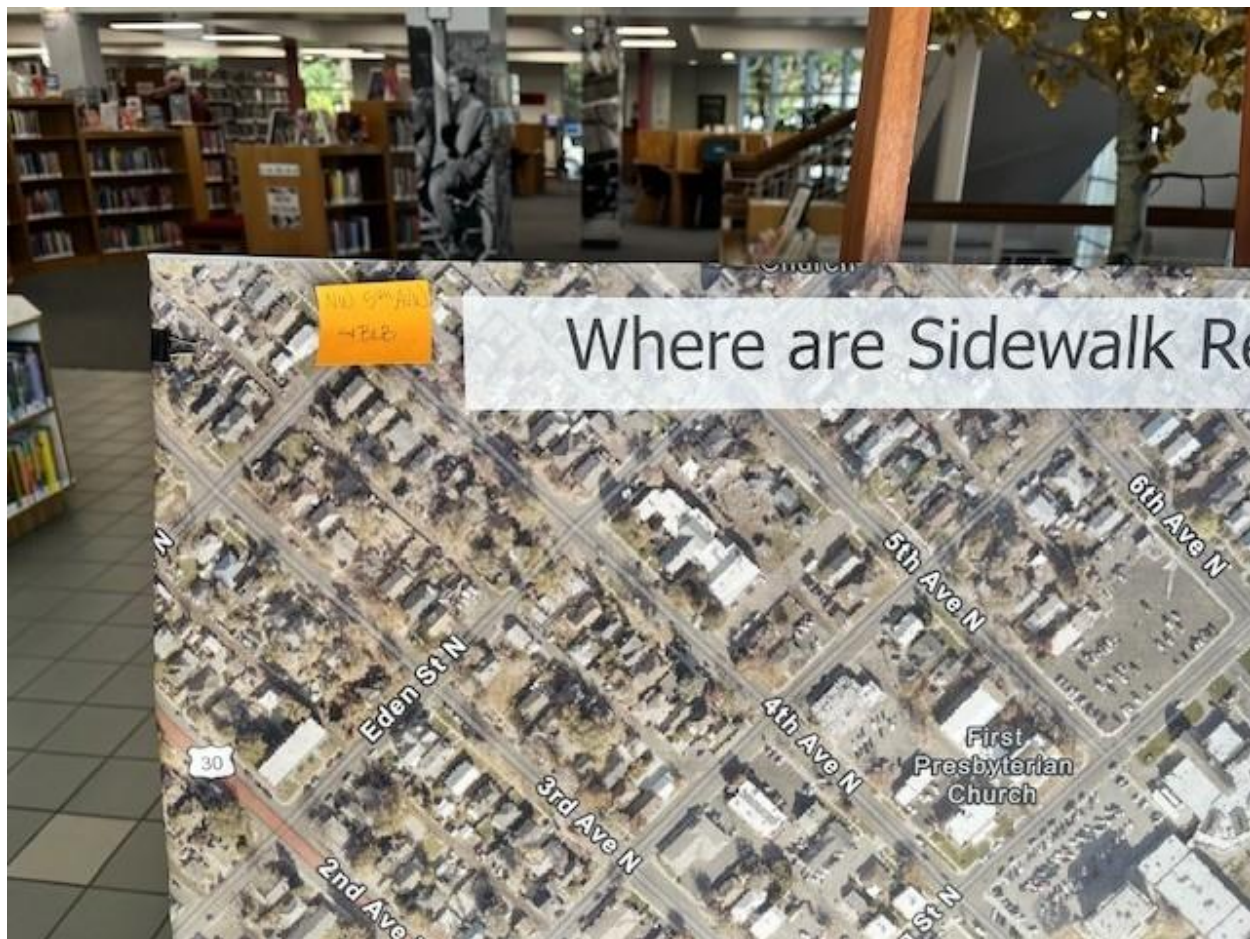


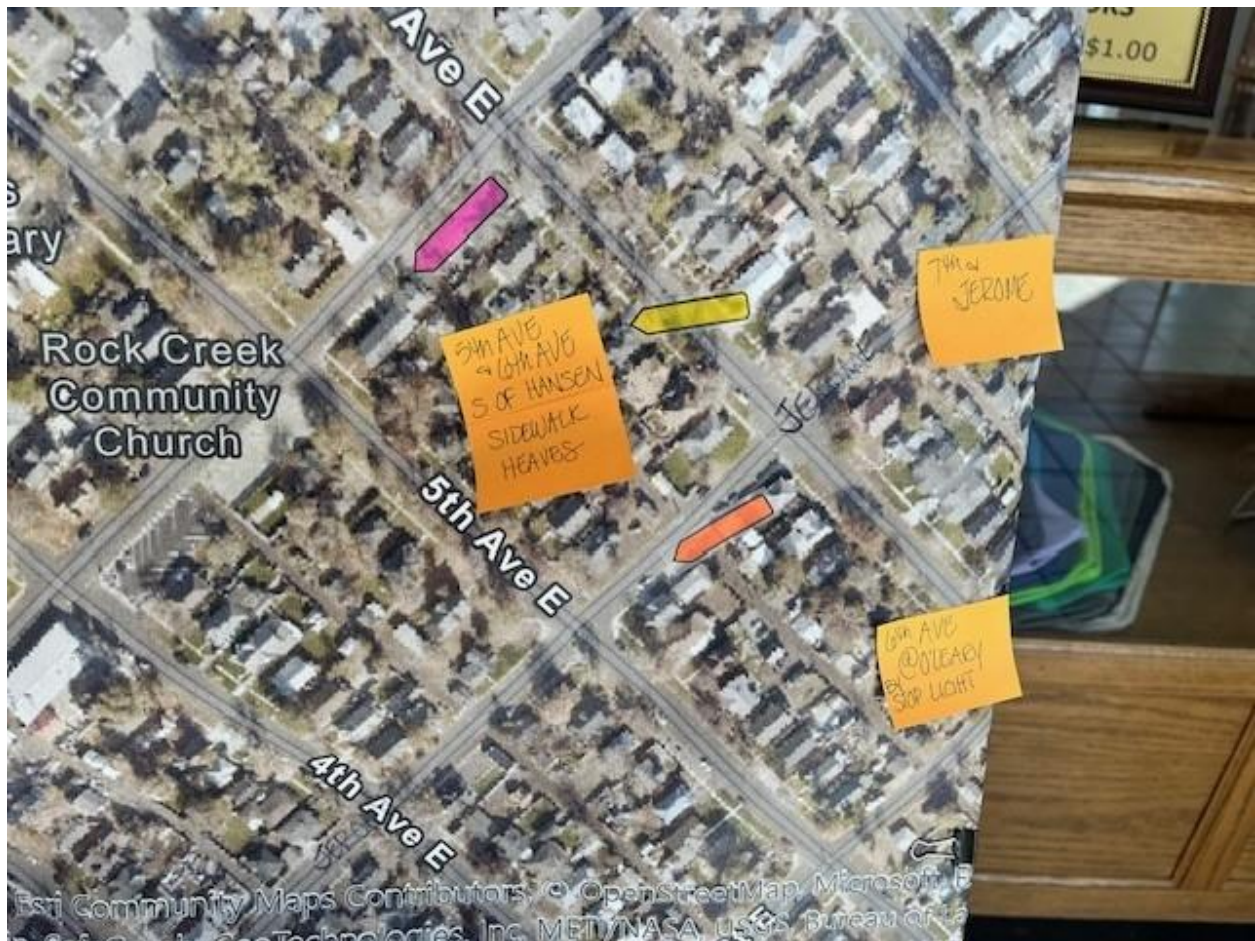














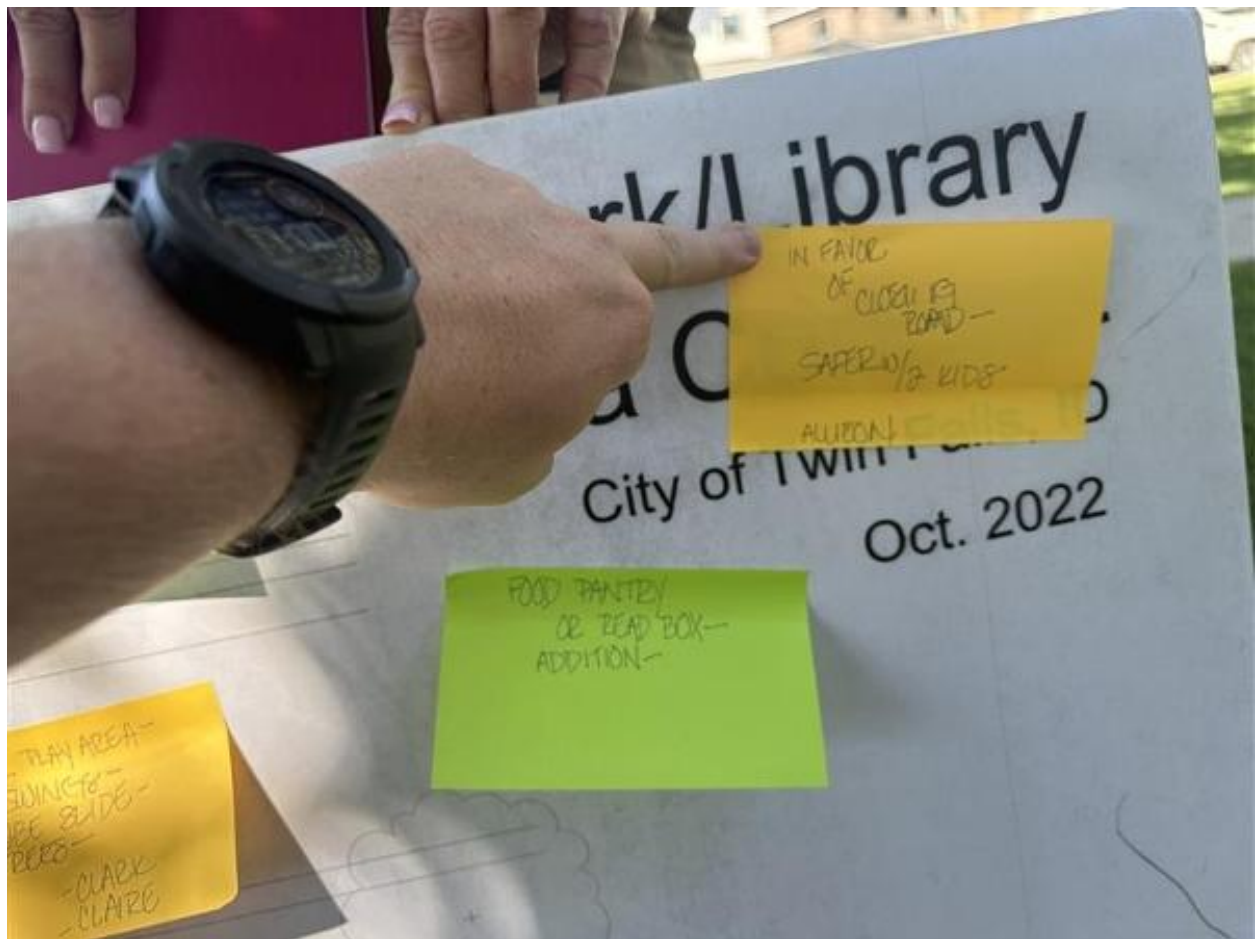
CDBG Consolidated Plan 2025-2029 Library Group Input

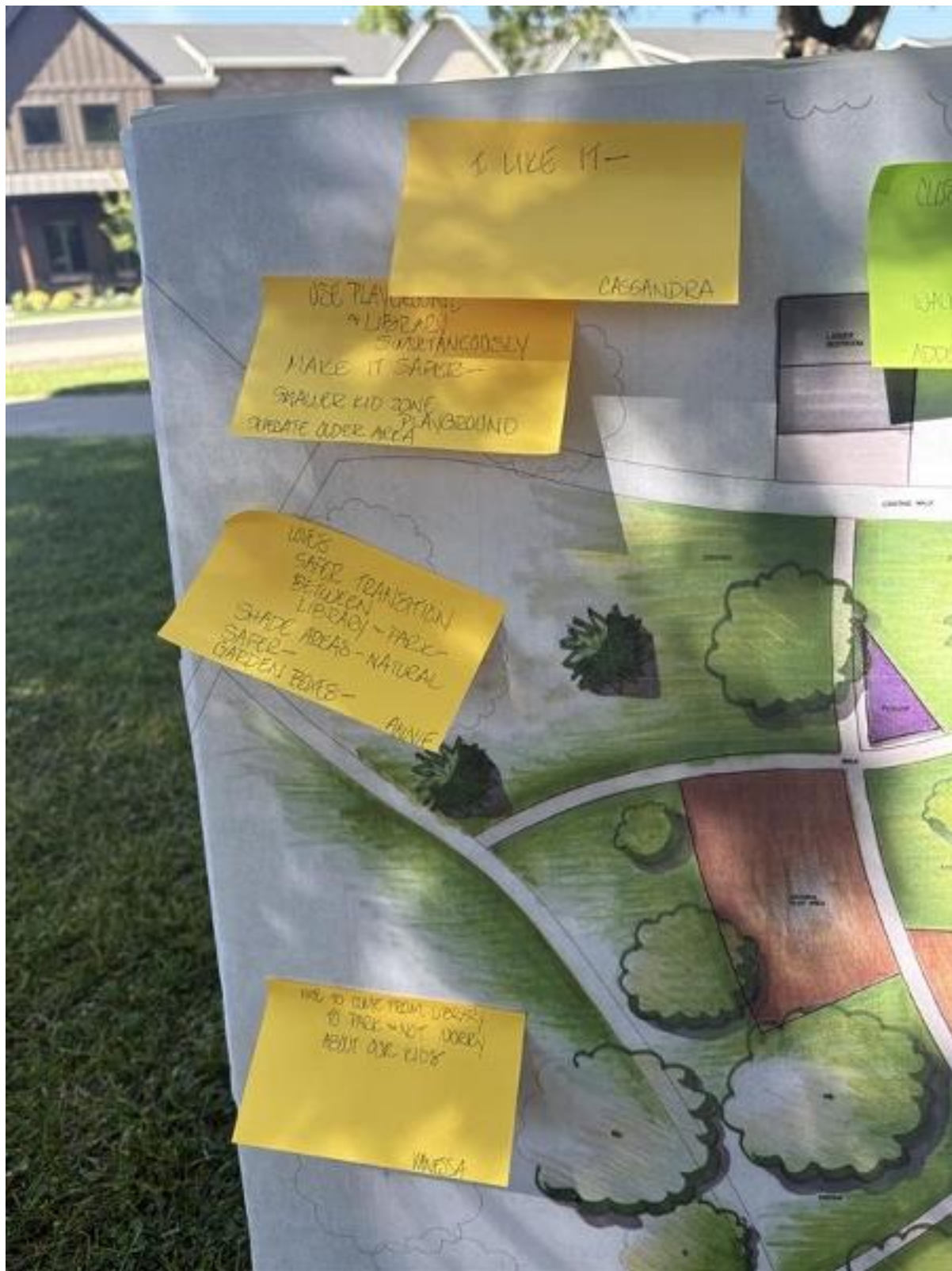
7/23/25

1. Vanessa – It would be nice to come from the library to the park and not worry about our kids safety.
2. No Name Given – Would like to see a Food Pantry or Free Read Box at City Park.
3. No Name Given – We use the playground and library simultaneously. It would be nice to make the transition safer. Would like to see separate playgrounds for the younger vs. older kids.
4. Annie – Loves the park concept. She would like to see a safer transition between the library and the park. Would like to see more natural shade areas. Likes the garden boxes.
5. Cassandra – I like it.
6. No Name Given – Closing Hansen St would be nice for safety reasons. Lives walking distance from park and would appreciate more amenities and an added water feature.
7. No Name Given – Keep Library access.
8. Irv, John, Pete – In favor of park upgrades. Would like to see more vegetation and shade trees. Likes closing the street between library and park.
9. Clark and Claire – Would like another play area with more swings, more trees, and a big tube slide.
10. Allison – In favor of closing the road as it would be safer for her with two kids.











Invoice

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CITY OF TWIN FALLS legal

Invoice number P92C11ED-0104
Notice ID XbfDjajuseISJSW1VOnP
Publisher Magic Valley Times-News
Date of issue Jul 16, 2025
Date due Aug 16, 2025
Amount due \$85.05

Description	Qty	Unit price	Amount
07/22/2025: General Legal Notice	1	76.05	76.05
Affidavit Fee	1	9.00	9.00
Net Subtotal			\$85.05
Tax			0.00
Amount due			\$85.05

*** Notes ***
Notice Memo : PZ CDRC Consolidated Plan
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P92C11ED-0104 - Page 1 of 1

See Proof on Next Page

**AFFIDAVIT OF PUBLICATION**

**Magic Valley Times-News**  
**132 Fairfield ST W, Twin Falls, ID 83301**  
**(208) 735-3253**

State of Florida, County of Broward, ss:

I, Anjana Bhadoriya, of lawful age, being duly sworn upon oath depose and say that I am an agent of Column Software, PBC, duly appointed and authorized agent of the Publisher of Magic Valley Times-News, a newspaper printed and published at Twin Falls on Tuesday, Thursday and Saturday, Twin Falls County, State of Idaho, and having a general circulation therein, and which said newspaper has been continuously and uninterruptedly published in said County during a period of twelve consecutive months prior to the first publication of the notice, a copy of which is attached hereto; that said notice was published in the Times-News, in conformity with Section 60-108, Idaho Code, as amended, for:

**Publication Dates:**

- Jul 22, 2025

**Notice ID:** XbIDJaju5clSjSW1MEhP

**Notice Name:** PZ CDBG Consolidated Plan

**Publication Fee:** \$65.05

Anjana Bhadoriya

Agent



**VERIFICATION**

State of Florida  
County of Broward

Signed or attested before me on this: 07/24/2025

  
Notary Public

Notarized remotely online using communication technology via Proof.

**Notice of Public Hearing and Comment Period  
for the 5-year Consolidated Plan and 2025 Annual Action  
Plan**

The City of Twin Falls invites members of the public to review and offer comments on its draft 5-year Consolidated Plan and 2025 Annual Action Plan as required by the U.S. Department of Housing and Urban Development for the period of July 22, 2025, to August 22, 2025.

This Report identifies the federal funds which were committed and expended during this period to further the objectives of the Consolidated Plan.

**Public Review Period**

The 5-year Consolidated Plan and 2025 Annual Action Plan will be available for public review and comment for a 30-day period from Tuesday, July 22 to Friday, August 22, 2025. The documents can be viewed or downloaded from the CDBG page on the Planning and Zoning website at: Community Development Block Grants: Twin Falls, ID - Official Website (tfd.org).

**Public Hearings**

The City will hold a public hearing to present information from the 5-year Consolidated Plan and 2025 Annual Action Plan and to receive comments from the public regarding the draft. Twin Falls City Council will hold a public hearing open to the general public, on Monday, August 25, 2025, at 5:00 pm.

Any and all persons desiring to comment may appear and be heard at the appointed time. Persons needing special accommodations at a public meeting are asked to contact the City of Twin Falls at 208-735-7367 at least (5) working days prior to the meeting.

**To Make Comments**

A 30-day Public Comment period on the draft will be provided from Tuesday, July 22 to Friday, August 22, 2025. Comments may be made at <https://forms.tfd.org/Forms/CouncilComments>, by email to [jgordon@tfd.org](mailto:jgordon@tfd.org), or by mail to the City of Twin Falls City Manager Department, 253 Main Avenue East, Twin Falls, ID 83301. All comments received will be included with the Plan in submission to HUD.

Following the Public Comment period, the 5-year Consolidated Plan and 2025 Annual Action Plan will go before City Council for approval prior to submission to HUD.

*Si desea esta informaci3n en espa3ol, llame Joshua Palmer 208-735-7312*

Nathan Spenkelove  
Planning & Zoning Director  
Published: July 22, 2025  
CDBG-NV-2490

## ATTACHMENT 2: GRANTEE UNIQUE APPENDIX

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STAKEHOLDER CONSULTATION SURVEY

STAKEHOLDER SURVEY RESULTS



## Twin Falls Stakeholder Survey

We need your input on community needs and housing.

The City of Twin Falls is updating its 5-year Consolidated Plan. This plan guides the City's use of federal funds received under the Community Development Block Grant (CDBG) program.

Each year, the City of Twin Falls receives approximately \$330,000 in CDBG funds from the U.S. Department of Housing and Urban Development (HUD) for local community development, housing activities, and public services. The City has typically directed the funds primarily to sidewalk improvements, handicapped accessibility projects, and public park upgrades. Regulations governing the CDBG program require that each activity undertaken with CDBG funds meet one of the following three national objectives:

- Benefit people with low and moderate incomes
- Aid in the prevention or elimination of slums and blight
- Meet an urgent need (such as earthquakes, floods, or wildfire recovery)

The City wants to hear from other public and private agencies that provide assisted housing, deliver health and social services, and manage public infrastructure in order to assess the community's needs for CDBG funding. Your responses here will help the City direct its CDBG funding to the areas of greatest need.

Estimated time to complete: 3-5 minutes.

1. What is the name of the organization or agency you are representing?

2. Please indicate the type of organization you are representing (check all that apply).

- |                                                                        |                                                                       |
|------------------------------------------------------------------------|-----------------------------------------------------------------------|
| <input type="checkbox"/> Homelessness service provider                 | <input type="checkbox"/> Continuum of Care                            |
| <input type="checkbox"/> Domestic violence service provider            | <input type="checkbox"/> Senior services                              |
| <input type="checkbox"/> Veterans services                             | <input type="checkbox"/> Employment or workforce development services |
| <input type="checkbox"/> Fair housing and/or civil rights organization | <input type="checkbox"/> Services for children, youth, and families   |
| <input type="checkbox"/> Disability rights and/or services             | <input type="checkbox"/> City, county, or state agency                |
| <input type="checkbox"/> Public Housing Authority                      |                                                                       |

Other (please specify)

3. Of the below community development needs, which are highest priority? (Choose up to 3)

- ☐ Public infrastructure improvements (sidewalks, parks, accessibility ramps)
- ☐ Social services (mental health services, services for elderly/youth, services for people with disabilities, services for low-income households, etc.)
- ☐ Employment and workforce development
- ☐ Economic development (entrepreneurs, small business support, etc.)
- ☐ Development and support of affordable housing
- ☐ Other (please specify)

4. Have there been any recent programs or community improvements you consider especially successful? How might the City use CDBG or other resources to expand or replicate those efforts?

5. Where does the local housing and social services network excel, and where are the biggest gaps or challenges?

6. In what ways can the City support more effective coordination across the local housing and social services network?



Twin Falls Stakeholder Survey

Q1 What is the name of the organization or agency you are representing?

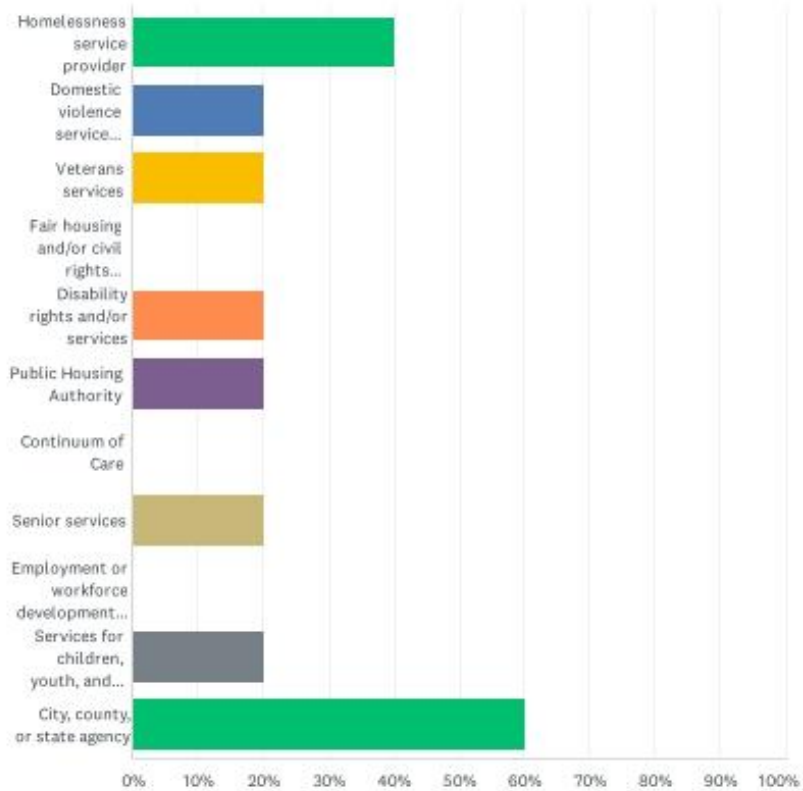
Answered: 7 Skipped: 1

| # | RESPONSES                                        | DATE              |
|---|--------------------------------------------------|-------------------|
| 1 | Voices Against Violence                          | 7/17/2025 2:07 PM |
| 2 | Syringa Housing Corporation                      | 7/10/2025 3:49 PM |
| 3 | Twin Falls Housing Authority                     | 7/8/2025 12:28 PM |
| 4 | United Way of South Central Idaho                | 7/7/2025 1:38 PM  |
| 5 | Twin Falls School District #411                  | 7/7/2025 1:32 PM  |
| 6 | Twin Falls County Office of Emergency Management | 7/7/2025 10:32 AM |
| 7 | TWIN FALLS COUNTY VETERAN SERVICES               | 7/7/2025 10:16 AM |

Twin Falls Stakeholder Survey

Q2 Please indicate the type of organization you are representing (check all that apply).

Answered: 5 Skipped: 3



### Twin Falls Stakeholder Survey

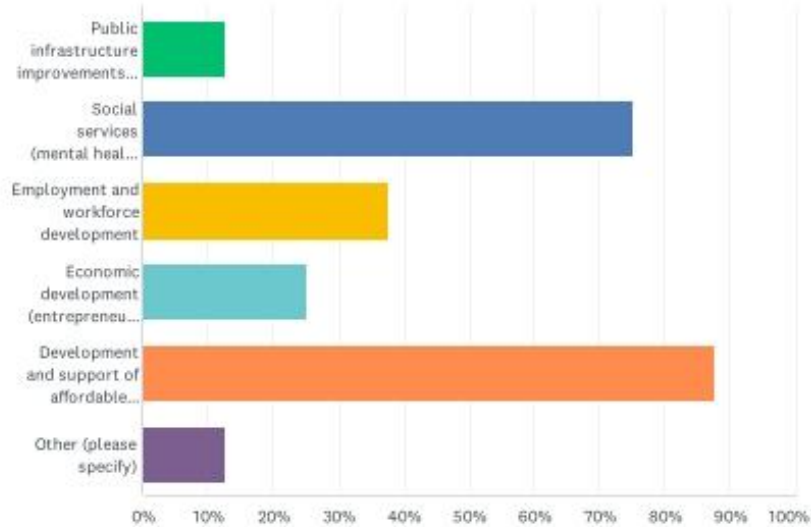
| ANSWER CHOICES                                | RESPONSES |   |
|-----------------------------------------------|-----------|---|
| Homelessness service provider                 | 40.00%    | 2 |
| Domestic violence service provider            | 20.00%    | 1 |
| Veterans services                             | 20.00%    | 1 |
| Fair housing and/or civil rights organization | 0.00%     | 0 |
| Disability rights and/or services             | 20.00%    | 1 |
| Public Housing Authority                      | 20.00%    | 1 |
| Continuum of Care                             | 0.00%     | 0 |
| Senior services                               | 20.00%    | 1 |
| Employment or workforce development services  | 0.00%     | 0 |
| Services for children, youth, and families    | 20.00%    | 1 |
| City, county, or state agency                 | 60.00%    | 3 |
| Total Respondents: 5                          |           |   |

| # | OTHER (PLEASE SPECIFY)                                                                                               | DATE              |
|---|----------------------------------------------------------------------------------------------------------------------|-------------------|
| 1 | Survivors of all types of violent crimes.                                                                            | 7/17/2025 2:07 PM |
| 2 | Affordable Housing Provider                                                                                          | 7/10/2025 3:49 PM |
| 3 | Anti-poverty non-profit specializing in healthy and resilient communities, youth opportunity and financial security. | 7/7/2025 1:38 PM  |
| 4 | Public Schools                                                                                                       | 7/7/2025 1:32 PM  |

# Twin Falls Stakeholder Survey

## Q3 Of the below community development needs, which are highest priority? (Choose up to 3)

Answered: 8 Skipped: 0



| ANSWER CHOICES                                                                                                                                        |  | RESPONSES |   |
|-------------------------------------------------------------------------------------------------------------------------------------------------------|--|-----------|---|
| Public infrastructure improvements (sidewalks, parks, accessibility ramps)                                                                            |  | 12.50%    | 1 |
| Social services (mental health services, services for elderly/youth, services for people with disabilities, services for low-income households, etc.) |  | 75.00%    | 6 |
| Employment and workforce development                                                                                                                  |  | 37.50%    | 3 |
| Economic development (entrepreneurs, small business support, etc.)                                                                                    |  | 25.00%    | 2 |
| Development and support of affordable housing                                                                                                         |  | 87.50%    | 7 |
| Other (please specify)                                                                                                                                |  | 12.50%    | 1 |
| Total Respondents: 8                                                                                                                                  |  |           |   |

| # | OTHER (PLEASE SPECIFY)            | DATE              |
|---|-----------------------------------|-------------------|
| 1 | Expanding transportation services | 7/8/2025 12:28 PM |

### Q4 Have there been any recent programs or community improvements you consider especially successful? How might the City use CDBG or other resources to expand or replicate those efforts?

Answered: 5   Skipped: 3

| # | RESPONSES                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | DATE              |
|---|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|
| 1 | There has been success where nonprofit infrastructure has been developed, and seeing more of this effort would strengthen the impact of nonprofits serving community members.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | 7/17/2025 2:07 PM |
| 2 | Provide more infrastructure dollars to affordable housing projects.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | 7/10/2025 3:49 PM |
| 3 | The transportation program has been a HUGE benefit to the elderly/disabled population                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | 7/8/2025 12:28 PM |
| 4 | 1.Strategic Advertising of Free Resources From July 1, 2024, to July 1, 2025, FindHelpIdaho.org logged 27,650 searches from individuals seeking housing support, utility and rental assistance, vouchers, and other financial help. While many are reaching the site through our referral network, awareness remains a barrier for those in need. Strategic advertising—such as on Ride TFT vans—could significantly increase visibility of available resources at minimal cost to the City, helping more residents connect with critical services. 2. Economic & Infrastructure Investment Chobani & Clif Bar plant infrastructure: Local CDBG dollars supported public utilities and roads needed for these large-site developments, creating hundreds of jobs and boosting economic growth. Scale-up potential: Dedicate a portion of CDBG funding toward public infrastructure in industrial zones, tied to job-creating projects. Coordinate early with Economic Development and ID Commerce to prioritize strategic employers. 3. ADA & Neighborhood Infrastructure Upgrades Sidewalk and ADA improvements: For FY 2023–24, the City allocated ~\$130K in CDBG toward ADA-accessible sidewalks and ramps. Replication strategy: Expand this through targeted Grants—apply for Idaho Commerce Public Facilities CDBG (due mid-November) to retrofit more neighborhoods, focusing first in LMI census tracts and areas with pedestrian safety concerns. 4. COVID-19 & Urgent Public Needs COVID-19 response infrastructure: ~\$323K of FY 2023 CDBG funds were spent on pandemic-response improvements. Broader use: Leverage CDBG "urgent need" authority to repair housing or streets damaged, or other local disasters—once declared—especially where other funding is delayed or unavailable. 5. Community Facilities & Parks City Park upgrades: Over \$875K in CDBG supported park improvements in FY 2023 Expansion ideas: Tap Idaho Commerce's parks and resiliency grants (e.g., Weiser's Memorial Park playground renovation model). Use local CDBG to provide matching funds for broader park and trail projects in underserved areas. Additional City Strategies 6. Tie infrastructure investments to jobs/housing Bundle water, sewer, and roads with affordable housing or employer expansion to boost LMI outcomes and slum preventative measures. 7. Support Habitat for Humanity rehab programs Partner with nonprofits/landlords to rehabilitate blighted single-family or multifamily units in LMI areas—using CDBG for acquisition or façade improvements, mirroring successful efforts in Caldwell and Idaho Falls 8. Integrate micro-transit & mobility With Ride TFT, leveraging micro-transit successfully, the City could fund first-mile connectivity infrastructure (bus stops, shelters, sidewalks) via CDBG to improve LMI residents' access to jobs and essential services. 9. Strengthen coordination & outreach Use CDBG-backed public services funds to hire a Housing + Community Development liaison, responsible for coordinating across nonprofits, services, and city infrastructure. Formalize a landlord risk mitigation fund, helping landlords renovate units in exchange for accepting LMI tenants. | 7/7/2025 1:38 PM  |
| 5 | I believe funding could be used for Veterans, Young Adult/Family and Suicide Prevention. More funding to support Senior based activities and increased public transportation resources.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | 7/7/2025 10:32 AM |

# Twin Falls Stakeholder Survey

## Q5 Where does the local housing and social services network excel, and where are the biggest gaps or challenges?

Answered: 5 Skipped: 3

| # | RESPONSES                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | DATE              |
|---|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|
| 1 | Service providers do a good job of serving clients and building relationships with other agencies, but funding limitations restrict the service/client capacity of these providers.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | 7/17/2025 2:07 PM |
| 2 | There is always a need for more affordable housing. The need to streamline approval processes, give incentives, reduce fees and provide infrastructure dollars to suppose affordable housing projects.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | 7/10/2025 3:49 PM |
| 3 | The housing authority assists 196 households. However, with a waiting list of 241 we can easily assume that more affordable housing is needed.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | 7/8/2025 12:28 PM |
| 4 | It doesn't seem as if an overarching strategy exists in housing/social services networks and who owns it. Resources exist, but we need to streamline communication, identify service gaps, and monitor progress toward shared goals. The Region 4 Homeless Coalition helps bring local housing and social services together but even within that group there are gaps in terms of what is offered by each agency and in our case when referring people who call or email, if there is a FIRST centralized place to start for people needing help. FindHelpIdaho.org is a resource that United Way and St Lukes Health System are working to get all housing and social services to register so that community members can search for what they need (and other related needs) and find it at their fingertips. Same with 211. The issue there also--people don't know about it. With a strategic partnership or grant assistance, we could effectively communicate how and where to find services fast. | 7/7/2025 1:38 PM  |
| 5 | I believe while resources are available for housing and social services the need is far greater than the resources that are available.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | 7/7/2025 10:32 AM |



Twin Falls Stakeholder Survey

## Q6 In what ways can the City support more effective coordination across the local housing and social services network?

Answered: 6 Skipped: 2

| # | RESPONSES                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | DATE              |
|---|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|
| 1 | It would be beneficial to have a central hub where services and vacancies can be advertised. This would help nonprofits avoid duplicating efforts, increase referral efficiency, and make it easier for community members to find the help they need.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | 7/17/2025 2:07 PM |
| 2 | Give impact fee waivers and reduce building permit fees for affordable housing. Streamline the process and be creative so that developers producing affordable housing can have City support rather than being an obstacle to furthering affordable housing.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | 7/10/2025 3:49 PM |
| 3 | Consider changes to planning and zoning rules to allow for denser housing development and different types of development (tiny homes, etc.).                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | 7/8/2025 12:28 PM |
| 4 | 1. Establish a Centralized Coordinating Body Create or fund a Housing & Social Services Coordination Council made up of representatives from nonprofits, housing authorities, healthcare providers, law enforcement, and lived-experience advisors. Use this body to streamline communication, identify service gaps, and monitor progress toward shared goals. 2. Develop a Shared Data System Invest in a shared database or case management platform (e.g., HMIS, Unite Us, or similar) to enable real-time information sharing while respecting privacy laws. Standardize intake and referral processes so clients aren't bounced between agencies or forced to repeat their stories. 3. Align Funding Streams Use city funds to incentivize collaboration by offering grants or contracts that require partnerships between housing and service providers. Coordinate funding timelines and reporting requirements with state, federal, and philanthropic sources to reduce administrative burden. 4. Promote Cross-Training and Joint Outreach Support joint training programs for frontline workers in housing, health, and human services to improve cultural competency, trauma-informed care, and systems navigation. Facilitate multidisciplinary outreach teams that include housing navigators, mental health clinicians, and peer support specialists. 5. Streamline Navigation for Residents Create a "no wrong door" policy across city and partner agencies, ensuring that residents can access services regardless of where they enter the system. Develop user-friendly directories or a 2-1-1-style resource hub (digital and print) to help residents and providers quickly find support. 6. Support Landlord Engagement and Housing Supply Expansion Offer technical assistance, incentives, or risk mitigation funds to landlords who rent to residents receiving supportive services. Align zoning, permitting, and incentives to support the development of affordable and supportive housing, particularly with wraparound services. 7. Facilitate Regular Convenings Host regular summits, listening sessions, or task force meetings with providers and residents to share best practices, troubleshoot bottlenecks, and build relationships. 8. Leverage City Infrastructure Use libraries, community centers, and other city-owned spaces as access points for services (e.g., drop-in hours with housing case managers or legal aid clinics). Deploy mobile service units or partner with nonprofits to bring services to where unhoused or low-income residents already gather. | 7/7/2025 1:38 PM  |
| 5 | Just need more access to service providers                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | 7/7/2025 1:32 PM  |
| 6 | Through the development of shelters, low cost housing (family's, veterans, migrants) and mental health resources it would take more funding.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | 7/7/2025 10:32 AM |

7 / 7

## ATTACHMENT 3: FORMS AND CERTIFICATIONS

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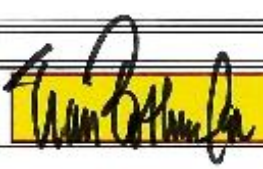
FORM SF-424

FORM HUD-424-B

CONSOLIDATED PLAN CERTIFICATIONS

| Application for Federal Assistance SF-424                                                                                                                                                           |  |                                         |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|-----------------------------------------|
| <p>* 1. Type of Submission:</p> <p><input type="checkbox"/> Preapplication</p> <p><input checked="" type="checkbox"/> Application</p> <p><input type="checkbox"/> Changed/Corrected Application</p> |  |                                         |
| <p>* 2. Type of Application:</p> <p><input checked="" type="checkbox"/> New</p> <p><input type="checkbox"/> Continuation</p> <p><input type="checkbox"/> Revision</p>                               |  |                                         |
| <p>* If Revision, select appropriate comment:</p> <p>* Other (Specify):</p>                                                                                                                         |  |                                         |
| <p>* 3. Date Received:</p> <p>05/19/2025</p>                                                                                                                                                        |  | <p>4. Applicant Identifier:</p>         |
| <p>5a. Federal Entity Identifier:</p>                                                                                                                                                               |  | <p>5b. Federal Award Identifier:</p>    |
| <p>State Use Only:</p>                                                                                                                                                                              |  |                                         |
| <p>6. Date Received by State:</p>                                                                                                                                                                   |  | <p>7. State Application Identifier:</p> |
| <p>8. APPLICANT INFORMATION:</p>                                                                                                                                                                    |  |                                         |
| <p>* a. Legal Name: City of Twin Falls</p>                                                                                                                                                          |  |                                         |
| <p>* b. Employer/ taxpayer Identification Number (EIN/TIN):</p> <p>82-9033270</p>                                                                                                                   |  | <p>* c. DUNS:</p> <p>TIBBYSTEWEL9</p>   |
| <p>d. Address:</p>                                                                                                                                                                                  |  |                                         |
| <p>* Street1: 203 Main Avenue West</p>                                                                                                                                                              |  |                                         |
| <p>* Street2:</p>                                                                                                                                                                                   |  |                                         |
| <p>* City: Twin Falls</p>                                                                                                                                                                           |  |                                         |
| <p>* County/Parish:</p>                                                                                                                                                                             |  |                                         |
| <p>* State: The Idaho</p>                                                                                                                                                                           |  |                                         |
| <p>* Province:</p>                                                                                                                                                                                  |  |                                         |
| <p>* Country: USA: UNITED STATES</p>                                                                                                                                                                |  |                                         |
| <p>* Zip / Postal Code: 83401-6000</p>                                                                                                                                                              |  |                                         |
| <p>e. Organizational Unit:</p>                                                                                                                                                                      |  |                                         |
| <p>Department Name:</p> <p>City Manager's Office</p>                                                                                                                                                |  | <p>Division Name:</p>                   |
| <p>f. Name and contact information of person to be contacted on matters involving this application:</p>                                                                                             |  |                                         |
| <p>Prefix: Mr. * First Name: Thomas</p>                                                                                                                                                             |  |                                         |
| <p>Middle Name:</p>                                                                                                                                                                                 |  |                                         |
| <p>* Last Name: Rothweiler</p>                                                                                                                                                                      |  |                                         |
| <p>Suffix:</p>                                                                                                                                                                                      |  |                                         |
| <p>Title: City Manager</p>                                                                                                                                                                          |  |                                         |
| <p>Organizational Affiliation:</p>                                                                                                                                                                  |  |                                         |
| <p>* Telephone Number: 208-335-7271 Fax Number:</p>                                                                                                                                                 |  |                                         |
| <p>* Email: trothweiler@tffid.org</p>                                                                                                                                                               |  |                                         |

| Application for Federal Assistance SF-424                                                                                                                                                                                                    |  |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| <b>* 9. Type of Applicant 1: Select Applicant Type:</b><br><input type="text" value="City or Township Government"/>                                                                                                                          |  |
| <b>Type of Applicant 2: Select Applicant Type:</b><br><input type="text"/>                                                                                                                                                                   |  |
| <b>Type of Applicant 3: Select Applicant Type:</b><br><input type="text"/>                                                                                                                                                                   |  |
| <b>* Other (specify):</b><br><input type="text"/>                                                                                                                                                                                            |  |
| <b>* 10. Name of Federal Agency:</b><br><input type="text" value="U.S. Department of Housing and Urban Development"/>                                                                                                                        |  |
| <b>11. Assistance Listing Number:</b><br><input type="text" value="4.513"/>                                                                                                                                                                  |  |
| <b>Assistance Listing Title:</b><br><input type="text" value="Community Development Block Grants / Entitlement Grants"/>                                                                                                                     |  |
| <b>* 12. Funding Opportunity Number:</b><br><input type="text"/>                                                                                                                                                                             |  |
| <b>* Title</b><br><input type="text"/>                                                                                                                                                                                                       |  |
| <b>13. Competition Identification Number:</b><br><input type="text"/>                                                                                                                                                                        |  |
| <b>Title:</b><br><input type="text"/>                                                                                                                                                                                                        |  |
| <b>14. Areas Affected by Project (Cities, Counties, States, etc.):</b><br><input type="text"/> <input type="button" value="Add Attachment"/> <input type="button" value="Delete Attachment"/> <input type="button" value="View Attachment"/> |  |
| <b>* 15. Descriptive Title of Applicant's Project:</b><br><input type="text" value="City of Twin Falls 2020 CDBG program, including upgrades to Twin Falls City Park and Library Plaza."/>                                                   |  |
| <b>Attach supporting documents as specified in agency instructions.</b><br><input type="button" value="Add Attachments"/> <input type="button" value="Delete Attachments"/> <input type="button" value="View Attachments"/>                  |  |

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                               |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Application for Federal Assistance SF-424</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                               |
| 16. Congressional Districts Of:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                               |
| * a. Applicant: <input type="text" value="ID-002"/>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | * b. Program/Project: <input type="text" value="D-102"/>                                                                                      |
| Attach an additional list of Program/Project Congressional Districts if needed.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                               |
| <input type="text"/>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | <input type="button" value="Add Attachment"/> <input type="button" value="Delete Attachment"/> <input type="button" value="View Attachment"/> |
| 17. Proposed Project:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                               |
| * a. Start Date: <input type="text" value="10/01/2025"/>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | * b. End Date: <input type="text" value="09/30/2026"/>                                                                                        |
| 18. Estimated Funding (\$):                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                               |
| * a. Federal                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | <input type="text" value="332,538.00"/>                                                                                                       |
| * b. Applicant                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | <input type="text" value=""/>                                                                                                                 |
| * c. State                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | <input type="text" value=""/>                                                                                                                 |
| * d. Local                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | <input type="text" value=""/>                                                                                                                 |
| * e. Other                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | <input type="text" value=""/>                                                                                                                 |
| * f. Program Income                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | <input type="text" value=""/>                                                                                                                 |
| * g. TOTAL                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | <input type="text" value="332,538.00"/>                                                                                                       |
| * 19. Is Application Subject to Review By State Under Executive Order 12372 Process?<br><input type="checkbox"/> a. This application was made available to the State under the Executive Order 12372 Process for review on <input type="text"/> .<br><input type="checkbox"/> b. Program is subject to E.O. 12372 but has not been selected by the State for review.<br><input checked="" type="checkbox"/> c. Program is not covered by E.O. 12372.                                                                                                                                                                                                                                                                           |                                                                                                                                               |
| * 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)<br><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No<br>If "Yes," provide explanation and attach <input type="text"/><br><input type="button" value="Add Attachment"/> <input type="button" value="Delete Attachment"/> <input type="button" value="View Attachment"/>                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                               |
| 21. *By signing this application, I certify (1) to the statements contained in the list of certifications** and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 18, Section 1001)<br><input checked="" type="checkbox"/> ** I AGREE<br>** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions. |                                                                                                                                               |
| Authorized Representative:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                               |
| Prefix: <input type="text" value="Mr."/>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | * First Name: <input type="text" value="Crawis"/>                                                                                             |
| Middle Name: <input type="text"/>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                               |
| * Last Name: <input type="text" value="Rothwell"/>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                               |
| Suffix: <input type="text"/>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                               |
| * Title: <input type="text" value="City Manager"/>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                               |
| * Telephone Number: <input type="text" value="208-733-1271"/>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Fax Number: <input type="text"/>                                                                                                              |
| * Email: <input type="text" value="LeoCrawis@co.fid.idaho.gov"/>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                               |
| * Signature of Authorized Representative:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | * Date Signed: <input type="text" value="8-6-2025"/>                                                                                          |

**Applicant and Recipient  
Assurances and Certifications**

U.S. Department of Housing  
and Urban Development

OMB Number: 2501-0044  
Expiration Date: 02/28/2027

**Instructions for the HUD-424-B Assurances and Certifications**

As part of your application for HUD funding, you, as the official authorized to sign on behalf of your organization or as an individual, must provide the following assurances and certifications, which replace any requirement to submit an SF-424-S or SF-424-D. The Responsible Civil Rights Official has specified this form for use for purposes of general compliance with 24 CFR §§ 1.5, 3.115, 8.50, and 146.25, as applicable. The Responsible Civil Rights Official may require specific civil rights assurances to be furnished consistent with those authorities and will specify the form on which such assurances must be made. A failure to furnish or comply with the civil rights assurances contained in this form may result in the immediate termination of assistance at 24 CFR §§ 1.8, 3.115, 8.57, or 146.39.

By submitting this form, you are stating that all assertions made in this form are true, accurate, and correct.

As the duly representative of the applicant, I certify that the applicant:

**\*Authorized Representative Name:**

Prefix: [ ] First Name: Travis  
Middle Name: [ ]  
Last Name: [ ]  
Suffix: [ ]

\*Title: City Manager

\*Applicant Organization: City of Twin Falls

1. Has the legal authority to apply for Federal assistance, has the institutional, managerial and financial capability (including funds to pay the non-Federal share of program costs) to plan, manage and complete the program as described in the application and the governing body has duly authorized the submission of the application, including these assurances and certifications, and authorized me as the official representative of the application to act in connection with the application and to provide any additional information as may be required.

2. Will administer the grant in compliance with Title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000(d)) and implementing regulations (24 CFR part 1), which provide that no person in the United States shall, on the grounds of race, color or national origin, be excluded from participation in, be denied the benefits of, or otherwise be subject to discrimination under any program or activity that receives Federal financial assistance. (If the applicant is a Federally recognized Indian tribe or its tribally designated housing entity, is subject to the Indian Civil Rights Act (25 U.S.C. 1301-1303).

3. Will administer the grant in compliance with Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794), as amended, and implementing regulations at 24 CFR part 8, the American Disabilities Act (42 U.S.C. §§ 12101 et seq.), and implementing regulations at 28 CFR part 35 or 36, as applicable, and the Age Discrimination Act of 1975 (42 U.S.C. 6101-D) as amended, and implementing regulations at 24 CFR part 146 which together provide that no person in the United States shall, on the grounds of disability or age, be excluded from participation in, be denied the benefits of, or otherwise be subject to discrimination under any program or activity that receives Federal financial assistance, except if the grant program authorizes or limits participation to designated populations, then the applicant will comply with the nondiscrimination requirements within the designated population.

4. Will comply with the Fair Housing Act (42 U.S.C. 3601-19), as amended, and the implementing regulations at 24 CFR part 100, which prohibit discrimination in housing on the basis of race, color, religion, sex, disability, familial status, or national origin and will affirmatively further fair housing, except an applicant which is an Indian tribe or its instrumentality which

is excluded by statute from coverage does not make this certification; and further except if the grant program authorizes or limits participation to designated populations, then the applicant will comply with the nondiscrimination requirements within the designated population.

5. Will comply with all applicable Federal nondiscrimination requirements, including those listed at 24 CFR §§ 5.100(a) and b.106 as applicable.

6. Will not use Federal funding to promote diversity, equity, and inclusion (DEI) mandates, policies, programs, or activities that violate any applicable Federal anti-discrimination laws.

7. Will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended (42 U.S.C. 1601) and implementing regulations at 48 CFR part 24 and, as applicable, Section 104(d) of the Housing and Community Development Act of 1974 (42 U.S.C. 5304(d)) and implementing regulations at 24 CFR part 42, subpart A.

8. Will comply with the environmental requirements of the National Environmental Policy Act (42 U.S.C. 4321 et seq.) and related Federal authorities prior to the commitment or expenditure of funds for property.

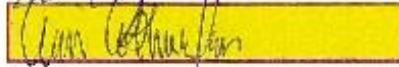
9. That no Federal appropriated funds have been paid, or will be paid, by or on behalf of the applicant, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, and officer or employee of Congress, or an employee of a Member of Congress, in connection with the awarding of this Federal grant or its extension, renewal, amendment or modification. If funds other than Federal appropriated funds have or will be paid for influencing or attempting to influence the persons listed above, I shall complete and submit Standard Form-LLL, Disclosure Form to Report Lobbying. I certify that I shall require all subawards at all times (including sub-grants and contracts) to similarly certify and disclose accordingly. Federally recognized Indian Tribes and tribally designated housing entities (TDHEs) established by Federally-recognized Indian tribes as a result of the exercise of the tribe's sovereign power are excluded from coverage by the Dwyer Amendment, but State-recognized Indian tribes and TDHEs established under State law are not excluded from the statute's coverage.



I/We, the undersigned, certify under penalty of perjury that the information provided above is true, accurate, and correct.

WARNING: Anyone who knowingly submits a false claim or makes a false statement is subject to criminal and/or civil penalties, including confinement for up to 5 years, fines, and civil and administrative penalties. (18 U.S.C. §§287, 1001, 1010, 1012, 1014; 31 U.S.C. §3729, 3802; 24 CFR §28.10(b)(1)(iii)).

\*Signature:



\*Date:



Form HUD-424-B (02/23)

## CERTIFICATIONS

In accordance with the applicable statutes and the regulations governing the consolidated plan regulations, the jurisdiction certifies that:

**Affirmatively Further Fair Housing** --The jurisdiction will affirmatively further fair housing.

**Uniform Relocation Act and Anti-displacement and Relocation Plan** -- It will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, (42 U.S.C. 4601-4655) and implementing regulations at 49 CFR Part 24. It has in effect and is following a residential anti-displacement and relocation assistance plan required under 24 CFR Part 42 in connection with any activity assisted with funding under the Community Development Block Grant or HOME programs.

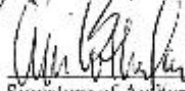
**Anti-Lobbying** --To the best of the jurisdiction's knowledge and belief:

1. No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement;
2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions; and
3. It will require that the language of paragraph 1 and 2 of this anti-lobbying certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

**Authority of Jurisdiction** --The consolidated plan is authorized under State and local law (as applicable) and the jurisdiction possesses the legal authority to carry out the programs for which it is seeking funding, in accordance with applicable HUD regulations.

**Consistency with plan** --The housing activities to be undertaken with Community Development Block Grant, HOME, Emergency Solutions Grant, and Housing Opportunities for Persons With AIDS funds are consistent with the strategic plan in the jurisdiction's consolidated plan.

**Section 3** -- It will comply with section 3 of the Housing and Urban Development Act of 1968 (12 U.S.C. 1701a) and implementing regulations at 24 CFR Part 75.

  
Signature of Authorized Official

August 6, 2025  
Date

Travis Rothweiler, City Manager  
Title

## Specific Community Development Block Grant Certifications

The Entitlement Community certifies that:

**Citizen Participation** -- It is in full compliance and following a detailed citizen participation plan that satisfies the requirements of 24 CFR 91.105.

**Community Development Plan** -- Its consolidated plan identifies community development and housing needs and specifies both short-term and long-term community development objectives that have been developed in accordance with the primary objective of the CDBG program (i.e., the development of viable urban communities, by providing decent housing and expanding economic opportunities, primarily for persons of low and moderate income) and requirements of 24 CFR Parts 91 and 570.

**Following a Plan** -- It is following a current consolidated plan that has been approved by HUD.

**Use of Funds** -- It has complied with the following criteria:

1. **Maximum Feasible Priority.** With respect to activities expected to be assisted with CDBG funds, it has developed its Action Plan so as to give maximum feasible priority to activities which benefit low- and moderate-income families or aid in the prevention or elimination of slums or blight. The Action Plan may also include CDBG-assisted activities which the grantee certifies are designed to meet other community development needs having particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community, and other financial resources are not available (see Optional CDBG Certification).

2. **Overall Benefit.** The aggregate use of CDBG funds, including Section 108 guaranteed loans, during program year(s) 2025 [a period specified by the grantee of one, two, or three specific consecutive program years], shall principally benefit persons of low and moderate income in a manner that ensures that at least 70 percent of the amount is expended for activities that benefit such persons during the designated period.

3. **Special Assessments.** It will not attempt to recover any capital costs of public improvements assisted with CDBG funds, including Section 108 loan guaranteed funds, by assessing any amount against properties owned and occupied by persons of low and moderate income, including any fee charged or assessment made as a condition of obtaining access to such public improvements.

However, if CDBG funds are used to pay the proportion of a fee or assessment that relates to the capital costs of public improvements (assisted in part with CDBG funds) financed from other revenue sources, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds.

In addition, in the case of properties owned and occupied by moderate-income (not low-income) families, an assessment or charge may be made against the property for public improvements financed by a source other than CDBG funds if the jurisdiction certifies that it lacks CDBG funds to cover the assessment.

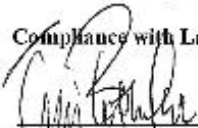
**Excessive Force** -- It has adopted and is enforcing:

1. A policy prohibiting the use of excessive force by law enforcement agencies within its jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and
2. A policy of enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location which is the subject of such non-violent civil rights demonstrations within its jurisdiction.

**Compliance with Anti-discrimination laws** -- The grant will be conducted and administered in conformity with title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d) and the Fair Housing Act (42 U.S.C. 3601-3619) and implementing regulations.

**Lead-Based Paint** -- Its activities concerning lead-based paint will comply with the requirements of 24 CFR Part 35, Subparts A, B, J, K and R.

**Compliance with Laws** -- It will comply with applicable laws.

  
\_\_\_\_\_  
Signature of Authorized Official

August 6, 2025  
Date

Travis Rothweiler, City Manager  
\_\_\_\_\_  
Title

**OPTIONAL Community Development Block Grant Certification**

**NOT APPLICABLE**

Submit the following certification only when one or more of the activities in the action plan are designed to meet other community development needs having particular urgency as specified in 24 CFR 570.208(c):

The grantee hereby certifies that the Annual Plan includes one or more specifically identified CDBG-assisted activities which are designed to meet other community development needs having particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community and other financial resources are not available to meet such needs.

\_\_\_\_\_  
Signature of Authorized Official

\_\_\_\_\_  
Date

\_\_\_\_\_  
Title

**Specific HOME Certifications**

NOT APPLICABLE

The HOME participating jurisdiction certifies that:

**Tenant Based Rental Assistance** -- If it plans to provide tenant-based rental assistance, the tenant-based rental assistance is an essential element of its consolidated plan.

**Eligible Activities and Costs** -- It is using and will use HOME funds for eligible activities and costs, as described in 24 CFR §§92.205 through 92.209 and that it is not using and will not use HOME funds for prohibited activities, as described in §92.214.

**Subsidy layering** -- Before committing any funds to a project, it will evaluate the project in accordance with the guidelines that it adopts for this purpose and will not invest any more HOME funds in combination with other Federal assistance than is necessary to provide affordable housing;

\_\_\_\_\_  
Signature of Authorized Official

\_\_\_\_\_  
Date

\_\_\_\_\_  
Title



## Emergency Solutions Grants Certifications

NOT APPLICABLE

The Emergency Solutions Grants Program recipient certifies that:

**Major rehabilitation/conversion/renovation** – If an emergency shelter's rehabilitation costs exceed 75 percent of the value of the building before rehabilitation, the recipient will maintain the building as a shelter for homeless individuals and families for a minimum of 10 years after the date the building is first occupied by a homeless individual or family after the completed rehabilitation.

If the cost to convert a building into an emergency shelter exceeds 75 percent of the value of the building after conversion, the recipient will maintain the building as a shelter for homeless individuals and families for a minimum of 10 years after the date the building is first occupied by a homeless individual or family after the completed conversion.

In all other cases where ESG funds are used for renovation, the recipient will maintain the building as a shelter for homeless individuals and families for a minimum of 3 years after the date the building is first occupied by a homeless individual or family after the completed renovation.

**Essential Services and Operating Costs** – In the case of assistance involving shelter operations or essential services related to street outreach or emergency shelter, the recipient will provide services or shelter to homeless individuals and families for the period during which the ESG assistance is provided, without regard to a particular site or structure, so long the recipient serves the same type of persons (e.g., families with children, unaccompanied youth, disabled individuals, or victims of domestic violence) or persons in the same geographic area.

**Renovation** – Any renovation carried out with ESG assistance shall be sufficient to ensure that the building involved is safe and sanitary.

**Supportive Services** – The recipient will assist homeless individuals in obtaining permanent housing, appropriate supportive services (including medical and mental health treatment, victim services, counseling, supervision, and other services essential for achieving independent living), and other Federal, State, local, and private assistance available for these individuals.

**Matching Funds** – The recipient will obtain matching amounts required under 24 CFR 576.201.

**Confidentiality** – The recipient has established and is implementing procedures to ensure the confidentiality of records pertaining to any individual provided family violence prevention or treatment services under any project assisted under the ESG program, including protection against the release of the address or location of any family violence shelter project, except with the written authorization of the person responsible for the operation of that shelter.

**Homeless Persons Involvement** – To the maximum extent practicable, the recipient will involve, through employment, volunteer services, or otherwise, homeless individuals and families in constructing, renovating, maintaining, and operating facilities assisted under the ESG program, in providing services assisted under the ESG program, and in providing services for occupants of facilities assisted under the program.

**Consolidated Plan** – All activities the recipient undertakes with assistance under ESG are consistent with its consolidated plan.

**Discharge Policy** – The recipient will establish and implement, to the maximum extent practicable and where appropriate, policies and protocols for the discharge of persons from publicly funded institutions or systems of care (such as health care facilities, mental health facilities, foster care or other youth facilities, or correction programs and institutions) in order to prevent this discharge from immediately resulting in homelessness for these persons.

\_\_\_\_\_  
Signature of Authorized Official

\_\_\_\_\_  
Date

\_\_\_\_\_  
Title

**Housing Opportunities for Persons With AIDS Certifications**

NOT APPLICABLE

The HOPWA grantee certifies that:

**Activities** -- Activities funded under the program will meet urgent needs that are not being met by available public and private sources.

**Building** -- Any building or structure assisted under that program shall be operated for the purpose specified in the consolidated plan:

1. For a period of not less than 10 years in the case of assistance involving new construction, substantial rehabilitation, or acquisition of a facility;
2. For a period of not less than 3 years in the case of assistance involving non-substantial rehabilitation or repair of a building or structure.

Signature of Authorized Official

\_\_\_\_\_  
Date

\_\_\_\_\_  
Title

## **APPENDIX TO CERTIFICATIONS**

### **INSTRUCTIONS CONCERNING LOBBYING CERTIFICATION:**

#### **Lobbying Certification**

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

## Appendix - Alternate/Local Data Sources

| Sort order                                                                      | Type | Data Source Name | List the name of the organization or individual who originated the data set. | Provide a brief summary of the data set. | What was the purpose for developing this data set? | Provide the year (and optionally month, or month and day) for when the data was collected. | Briefly describe the methodology for the data collection. | Describe the total population from which the sample was taken. | Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed. | How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population? | What time period (provide the year, and optionally month and day) is covered by this data set? | What is the status of the data set (complete, in progress, or planned)? |
|---------------------------------------------------------------------------------|------|------------------|------------------------------------------------------------------------------|------------------------------------------|----------------------------------------------------|--------------------------------------------------------------------------------------------|-----------------------------------------------------------|----------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------|
| <TYPE=[pivot_table] VERSION=[2] REPORT_GUID=[884DC1E44796F035A521FE96F1A3ABF2]> |      |                  |                                                                              |                                          |                                                    |                                                                                            |                                                           |                                                                |                                                                                                                                          |                                                                                                                                                      |                                                                                                |                                                                         |
|                                                                                 |      |                  |                                                                              |                                          |                                                    |                                                                                            |                                                           |                                                                |                                                                                                                                          |                                                                                                                                                      |                                                                                                |                                                                         |



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## HANSEN STREET LIBRARY PLAZA

June 23, 2025

To the Honorable Mayor of Twin Falls, Idaho, Twin Falls City Council, Twin Falls City Manager and Twin Falls Planning and Zoning Director. **(A summary is on the last page.)**

Greetings, I am Ron Yates, I live at 441 Elm Street Twin Falls, I am and have been a resident of Twin Falls – as an adult – since 1982.

This is a letter objecting to permanently closing the 400 block of Hansen Street East for the purpose of building an “Outdoor Learning Space” – Library Plaza within the city of Twin Falls. Be careful what you ask for, you might just get it.

Please schedule a Planning and Zoning public meeting to introduce your idea to the citizens of Twin Falls, that of permanently closing the 400 block of Hansen Street East and replacing it with an “Outdoor Learning Space” – Library Plaza.

Since 1988, 37 years, I have maintained the landscapes, for customers, at 17 different properties within a block of City Park including the Library and the City Park itself. I have observed traffic patterns, pedestrians, children, animals, drug deals, vagrants, and people living in their automobiles; I have removed vagrant dwellings and I can even tell you the most common path taken to climb the band shell exterior.

City of Twin Falls leadership and staff appear to have a desire for what, in this letter I will refer to as an “Outdoor Learning Space” – Library Plaza. If this is true, your desire already exists at City Park and upon the Library's property which faces the 200 block of 5<sup>th</sup> Avenue East; neither of which impairs, in any way the vehicular use of any city street.

An “Outdoor Learning Space” – Library Plaza will be redundant to and adjacent to City Park, it would serve few people, create unsafe conditions for citizens and expense for maintenance. The Twin Falls Public Library has their own Outdoor Learning Space where they bought a lot on the 200 block of 5<sup>th</sup> Avenue East.

During Library sponsored events that I've witnessed there or in City Park the library staff often outnumber the event participants.

A wise use of resource: Hansen Street must be considered a resource that is in demand and therefore pays for itself. How many citizens travel Hansen Street East and Hansen Street South from Blue Lakes Boulevard to Minidoka Street daily or often? How will the loss of its use impact the surrounding property owners if a permanent detour is imposed?

**Traffic** will exponentially increase on 5<sup>th</sup> Avenue East and other nearby residential streets. Are you prepared to force those hundreds of daily commuters to detour in order to accommodate a handful of plaza people per week? **What is the Hansen Street vehicular traffic count today?** Whatever the number, it is an actual number. A number of proposed Library Plaza users can only be a guess and certainly be hundreds less per day than Hansen Street East now serves in vehicular traffic. Are you prepared to face those hundreds of angry commuters and park users



who were not informed or asked for permission to permanently close the 400 block of Hansen Street East?

If I were to ask for a show of hands at City Hall, of who knows about the Outdoor Learning Space Library Plaza many hands would raise. If I were to ask at St. Edwards Catholic Church, Businesses of the 500 block of Hansen Street East, regular City Band attendees, the band members themselves, Twin Falls County courthouse employees, Tap Root Church, Methodist Church, Century Link, Frederickson's candy shop, First Federal Bank employees, residents of Rex-Arms Apartments at 312 Shoshone Street East, who park on 4<sup>th</sup> Avenue East and residents of 20 square blocks which surround City Park few would be aware of the City's intent to permanently close the 400 block of Hansen Street East. It would be wise to ask their permission before you permanently close the 400 block of Hansen Street East.

Please document all citizen demand of permanently closing the 400 block of Hansen Street East. Sure you can claim "no one has objected" and truthfully it is because the "Outdoor Learning Space" – Library Plaza proposal is buried *somewhere* within a convoluted multi-subject, multi-year "Annual Action Plan", a "Five Year Consolidated Plan" a "Comprehensive Plan" that few citizens are aware of.

**To me**, it appears that the City applied for federal money, possibly via a COVID Relief grant, part of which may include reimbursement for a new toilet facility at City Park, and a separate, to be determined purpose. Please explain which came first: a grant application to the Federal Government, for money, from the City of Twin Falls or the idea to permanently close the 400 block of Hansen Street East for the purpose of building an "Outdoor Learning Space" – Library Plaza?

Grant applications should be made for a predetermined specific purpose, if the City applied for funds first and once the City qualified for a grant, the City began to shop for a purpose for the money, that is poor management; especially without a public hearing before the Twin Falls Planning and Zoning Commission, a hearing seeking citizen / taxpayer approval to permanently close the 400 block of Hansen Street East for an "Outdoor Learning Space" – Library Plaza within the city of Twin Falls.

To place the idea for a "Outdoor Learning Space" Library– Plaza within a convoluted multi-subject, multi-year "Annual Action Plan", a "Five Year Consolidated Plan" a "Comprehensive Plan", as a proposal, is permissible, its implementation, however, must face the same scrutiny a citizen is required to submit to in a public hearing before the Twin Falls City Planning and Zoning Commission, and an appeal, if any, before the Twin Falls City Council. For example: when a citizen seeks a special use permit or a rezoning of a property which is owned by a citizen this process is the property owner's obligation to complete.

To express the above in other words, for clarity, citizens must be honest and transparent. A citizen must submit an application for simple and complex building construction or a simple or complex zoning change or a special use permit and notify all property owners within a radius who may be affected. Is the City of Twin Falls exempt from this same process?

## Public Safety:

**A loss of citizens driving by City Park is my foremost concern because I have witnessed crime in many places closed to vehicles.** Public safety is more certain where vehicular traffic occurs because unpredictable traffic is a deterrent to crime. Citizens in vehicles who witness trouble will often take action to stop it or summon police. This random and unpredictable drive-by-patrolling of City Park will end.

Police in a patrol car will quickly loose a race with a criminal on foot because Hansen Street is blocked.

Fire and Paramedic vehicles must drive around the entire block to arrive.

If you pursue the "Outdoor Learning Space" Library- Plaza please leave Hansen Street open except for actual events that the Library hosts. Allow no more than 7 day-long Library scheduled events per year. Historically, many years ago, basketball tournaments were popular during Western Days to meet this demand; portions of 4<sup>th</sup> and 6<sup>th</sup> Avenues and Hansen Street were closed to vehicles for one day.

Drivers who run into a dead end tend to become frustrated and accelerate or make a short cut. A short cut, in this location, will be through the library parking lot. Traffic will increase exponentially in the surrounding streets to avoid the permanently closed 400 block of Hansen Street East.

Sections of Main Avenue and Shoshone Street are closed temporarily for events, this format serves citizens well; use it for the 400 Block of Hansen Street East rather than permanently closing the street.

The Main Avenue Mall placed about 1970 converted the 100 Block of what is now Hansen Street South into a park. This park, a 47 year failure, was seldom utilized; it caused difficulty for those traversing the townsite until it was removed and replaced with a street in 2018. And, incidentally, there was a cement shrub / flower planter along the alley side of this park, where, if you looked carefully you would see vagrant sleeping quarters. The Library Plaza concept has a similar proposed raised planter.

**Parking:** A Library Plaza will remove 17 parking spaces or 23% of City Park parking.

Where will the people who use the "Outdoor Learning Space" – Library Plaza, park?

Until a few years ago there were 40 parking spaces along Shoshone Street between 4<sup>th</sup> and 6<sup>th</sup> Avenues. 40 parallel parking spaces, 20 on each side; these spaces were about twenty-six feet long, (600 feet of space total.)

6<sup>th</sup> Ave East 485 feet = 25 angle parking spaces (park side of 6<sup>th</sup>)

4<sup>th</sup> Avenue East 485 feet = 24 angle parking spaces (park side of 4<sup>th</sup>)



Present number of parking spaces on Hansen Street between 4<sup>th</sup> and 5<sup>th</sup> Avenues East = 10 spaces southbound 7 spaces northbound. If the parking were converted to angle parking on the City Park side of Hansen Street from 4<sup>th</sup> Avenue East to 6<sup>th</sup> Avenue East there is room for about 40 angle parking spaces. Parallel parking now is about 18 spaces because of the access road to the band shell.

People who live in their automobiles along the 5<sup>th</sup> Avenue side of Library often occupy all 6 angle parking spaces.

#### **Total Library Parking Spaces:**

56 parking space inside the library parking lot, for staff and patrons.

4<sup>th</sup> Avenue East > 11 angle parking spaces

5<sup>th</sup> Avenue East > 6 angle parking spaces which are often filled by people who live in their automobiles.

Twin Falls Public Library has their own Outdoor Learning Space where they bought a lot on 5<sup>th</sup> Avenue East.

Library sponsored events that I've witnessed there or in City Park the library staff often outnumbers the event participants.

Historically, a 5.2 million dollar Library expansion bond failed February of 2006. 65% of voters said no. The Twin Falls Public Library proposed [asked taxpayer permission] to build a 20,000 SqFt. addition onto its existing building. Negative voter sentiment was intense even two years prior to the September 2008 stock market crash and the recession that followed. The addition was to be constructed where the Library parking lot is today.

Three businesses exist on the 500 block of Hansen Street East. They depend upon Hansen Street parking to accommodate their customers; 17 less parking spaces will create competition for available parking and trouble.

#### **Loss of Playground:**

A small playground with swings, slides and climbing bars is opposite the Library in City Park and it is a popular destination for parents and grandparents with children. It is fenced on the Hansen Street side to prevent children from running into traffic. Since the no smoking sign was installed nearby to this playground chaperones who smoke remain in their automobiles and smoke. Just a thought, smokers and their children might have more fun if they could be together. The adults who accompany children are often elderly and many of these adults, of all ages, are obese. Still, they bring their children to play. The fact that this playground is so accessible and very close to street parking, make it possible for these less ambulatory adults to accompany their children to the playground or sit on the one bench nearby. Where are these adults going to park? How far must they walk to reach the proposed "Climbable Art" of the Library Plaza? Good Grief !

A brief conversation I once had with the Twin Falls Parks and Recreation Superintendant, (not Wendy Davis) he stated: "The data shows that this type of development is beneficial". I prefer to agree with my data which can be traced to actual experience that states: Since the trees were planted in April of 1905 the existing city park has been beneficial, perhaps the existing park could be enhanced with a portion this grant money, however, the City intends to permanently close a city street, without permission of its citizens. How many citizens will be negatively impacted VS how many will benefit.

Children of St. Edward's Catholic School and Bickel Public School presently utilize the existing city park grounds as an *Outdoor Learning Space*.

People who traditionally drive all the way around the park to view the Christmas lights will be cut short.

Summer sun will make the Plaza a scalding shade-less area to avoid. Winter is 4 long months of non-use, except the children who would normally use the swings, slide and climbing bars. Who will plow snow or treat ice (ice melt ruins pavers) and no street sweeper, ever. And about drainage, Hansen Street drainage flows toward 6th Avenue East, will this flow be impeded?

Sincerely seeking the wise use of resource,

Ron Yates

**Summary:** Closing Hansen Street will create a un-patrolable area and invite crime.

Allow citizens their voice. The City Of Twin Falls must hold a public meeting specific to Hansen Street closure, a majority of nearby property owners are not aware or have not been notified of Hansen Street' closure.

Parking is valuable around City Park a Library Plaza will remove 17 available spaces or 23%.

The very popular children playground will be removed.

Traffic will divert exponentially into the surrounding neighborhood including the Library parking lot.

A Library Plaza will serve few citizens. Hansen Street serves hundreds daily.

Historically a similar park on Main Avenue and Hansen failed for 47 years.

Parishioners of St. Edwards Catholic Church attend multiple mass services daily, a change of their access / egress will impact nearby property owners and parking.

Use grant money to enhance City Park, instead.

## CDBG Consolidated Plan 2025-2029 Public Input meeting

7-10-25

### Public Attendance

1. Annie – ADA access and sidewalk repair on Jerome St. and 7<sup>th</sup> Ave. needed
2. Ron – See written comment
3. Male (no name given) – The plaza looks good.
4. Kasi – Library Staff – Loves the concept of connecting the park and library
5. Erica Littlefield – Library Staff – Loves the plaza concept
6. Business Tech owner (no name given) – Does not want to lose public parking for the plaza. How will those parking spaces be replaced?
7. Jeff – Likes the plaza concept. Lives in the area. Would like to see the water feature in the park repaired for the animals to use.
8. Spencer Cutler – Councilman – How will the improvements be maintained?
9. Not lose toddler swings with new playground equipment
10. Mobility concerns on how kids will get around the playgroundsa
11. Female (no name given)
  - a. consideration for bike routes needed.
  - b. The more we can bring people downtown, the more amenities will come to the area.
  - c. Give younger people a reason to stay in Twin Falls and move downtown.
12. Male (no name given)
  - a. not in favor of plaza and closing the road.
  - b. Agrees the bathroom needed to be rebuilt.
  - c. Likes the playground equipment being upgraded.
  - d. Likes the sidewalk repair project.
13. Fran Florence – not in favor of plaza
  - a. How will the improvements be policed?
  - b. How will the improvements be maintained? Will it be city property?
  - c. Transient issues – people are migrating to Twin Falls as transients from cities with stricter policies regarding homelessness
  - d. The library is allowing transient to live there.
  - e. Who will manage the homeless population?
  - f. With current street closure, the homeless have moved to 6<sup>th</sup> Avenue. Causing congestion.
  - g. Put a parking curfew around the park.
  - h. He has a plan to revitalize the area.



- i. Find another place for the homeless to live.
  - j. Park overuse issues
- 14. Has a walkway over Hansen St. from the library to the park been considered?
- 15. Business owners in the area should not be affected by this plan.
- 16. There is an uncontrolled intersection issue in the area.
- 17. The plaza will become no man's land.

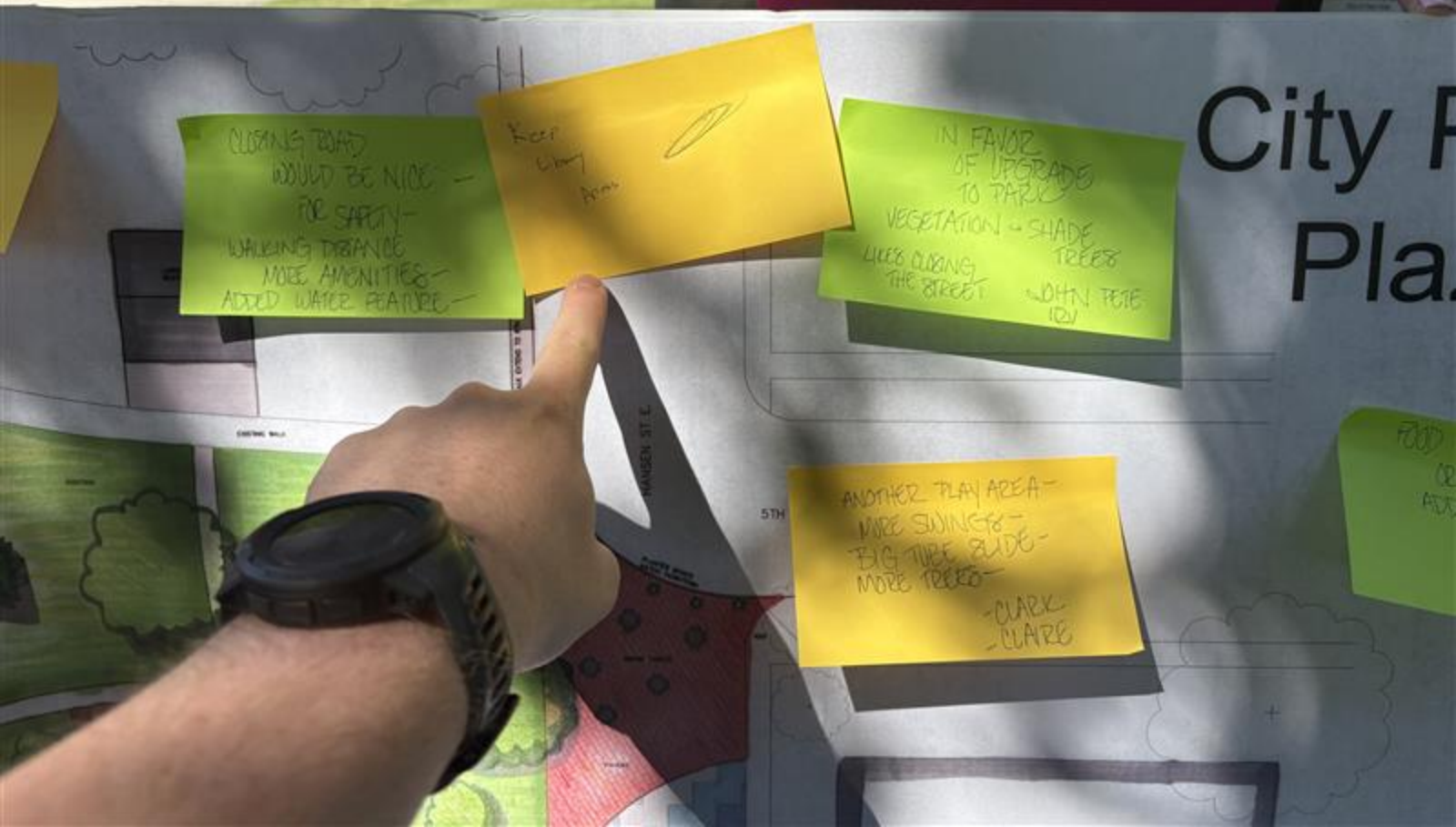
City Park/Library  
Plaza Court

City of Iwona, ... )

Oct. 2022



Scale: 1"=20'



CLOSING ROAD  
WOULD BE NICE -  
FOR SAFETY -  
WALKING DISTANCE  
MORE AMENITIES -  
ADDED WATER FEATURE -

Keep  
Living  
Area

IN FAVOR  
OF UPGRADE  
TO PARK  
VEGETATION - SHADE  
TREES  
LINES ALONG  
THE STREET  
JOHN PETE  
12/1

ANOTHER PLAY AREA -  
MORE SWINGS -  
BIG TUBE SLIDE -  
MORE TREES -  
-CLARK  
-CLAIRE

FOOD  
to  
ALT



rk/library

IN FAVOR  
OF CLOSING  
BOARD -

SAFER W/ 2 KIDS

ALIBION

City of Twin Falls

Oct. 2022

FOOD PANTRY  
OR READ BOX -  
ADDITION -

PLAY AREA -  
SWINGS -  
SLIDE -  
PEGS -  
-CLARK  
-CLAIRE

I LIKE IT-

CASSANDRA

USE PLAYGROUND  
& LIBRARY  
SIMULTANEOUSLY  
MAKE IT SAFER-  
SMALLER KID ZONE  
PLAYGROUND  
UPDATE ODER AREA

WEEKS  
SAFER TRANSITION  
BETWEEN  
LIBRARY - PARK  
SHADE AREAS - NATURAL  
SAFER -  
GARDEN BOXES -

ANNIE

WIDE TO COME FROM LIBRARY  
TO PARK - NOT WORRY  
ABOUT OUR KIDS

VANESSA

CLOS

WALK

ADDER

LARGER  
BEDROOM

EXISTING WALK

EXISTING

PAVING

WALK

NATURAL  
PLAY AREA

## CDBG Consolidated Plan 2025-2029 Library Group Input

7/23/25

1. Vanessa – It would be nice to come from the library to the park and not worry about our kids safety.
2. No Name Given – Would like to see a Food Pantry or Free Read Box at City Park.
3. No Name Given – We use the playground and library simultaneously. It would be nice to make the transition safer. Would like to see separate playgrounds for the younger vs. older kids.
4. Annie – Loves the park concept. She would like to see a safer transition between the library and the park. Would like to see more natural shade areas. Likes the garden boxes.
5. Cassandra – I like it.
6. No Name Given – Closing Hansen St would be nice for safety reasons. Lives walking distance from park and would appreciate more amenities and an added water feature.
7. No Name Given – Keep Library access.
8. Irv, John, Pete – In favor of park upgrades. Would like to see more vegetation and shade trees. Likes closing the street between library and park.
9. Clark and Claire – Would like another play area with more swings, more trees, and a big tube slide.
10. Allison – In favor of closing the road as it would be safer for her with two kids.



## Kelli Ebersole

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**From:** Will Klaver  
**Sent:** Friday, July 25, 2025 1:35 PM  
**To:** Kelli Ebersole  
**Subject:** FW: Public Comment Notice for PZ25-0089

**William Klaver, AICP, Senior Planner**  
**Planning & Zoning Department**  
203 Main Ave. E., Twin Falls, ID 83301  
208-735-7270 | [wklaver@tfid.org](mailto:wklaver@tfid.org)



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**From:** noreply@tfid.org <noreply@tfid.org>  
**Sent:** Friday, July 25, 2025 10:38 AM  
**To:** Kelli Ebersole <KeEbersole@tfid.org>; Will Klaver <wklaver@tfid.org>; Jody Green <jgreen@tfid.org>; Lisa Strickland <LStrickland@tfid.org>; Jonathan Spendlove <JSpendlove@tfid.org>  
**Subject:** Public Comment Notice for PZ25-0089

A public comment has been submitted for PZ25-0089 presented at the City Council Meeting on 8/25/2025.

Name: Toni Becker

Email: [tonibecker1956@gmail.com](mailto:tonibecker1956@gmail.com)

Comments:

Since our winters are so long people would enjoy an arboretum. A warm sunny place with living plants and trees!

**\*\*This message is sent from an account that is NOT MONITORED. Do not reply to this message, it will not be read.\*\***



**Date:** Monday, August 25, 2025  
**To:** Honorable Mayor and City Council  
**From:** Travis Rothweiler, City Manager

### **ACTION ITEM**

**Request:**

A public hearing on the use of \$324,980 of Forgone Revenue in the 2025-2026 Fiscal Year (FY 2026) to cover ongoing operation and maintenance costs, beginning on October 1, 2025, and ending on September 30, 2026.

**Time Estimate:**

**Background:**

**Approval Process:**

**Budget Impact:**

**Regulatory Impact:**

**History:**

**Analysis:**

**Conclusion:**

**Attachments:**

1. 08-25-2025 Forgone Revenue Public Hearing and Resolution



**Date:** Monday, August 25, 2025

**To:** Honorable Mayor and City Council

**From:** Travis Rothweiler, City Manager

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## **ACTION ITEM**

### **Request:**

**ACTION:** A public hearing on the use of \$324,980 of Forgone Revenue in the 2025-2026 Fiscal Year (FY 2026) to cover ongoing operation and maintenance costs, beginning on October 1, 2025, and ending on September 30, 2026.

**ACTION:** Adoption of Resolution \_\_\_\_-2025: a Resolution of the City Council for the City of Twin Falls including \$324,980 of Forgone Revenue in the 2025-2026 Fiscal Year (FY 2026) to cover ongoing operation and maintenance costs, beginning on October 1, 2025, and ending on September 30, 2026.

### **Time Estimate:**

This item should take ten minutes plus time for the public hearing and to answer questions.

### **Background:**

House Bill 474 was passed during the 2016 Idaho Legislature, and set forth a process to be followed when the city uses forgone levying authority. The City Council must adopt a resolution stating the intent to use forgone levying authority, the amount of forgone revenue to be included in the tax levy, and the purpose for which the forgone revenue will be used.

House Bill 389 also made changes to the City's budgeting process. The bill was passed in 2021 and limited the amount of forgone available to a city to 1% and 3% depending upon its use. Idaho Code 63-802 requires taxing districts to hold a public hearing prior to budgeting any forgone increase. The public hearing may be in conjunction with its annual budget hearing. This section of State Code also requires taxing districts to certify by resolution the amount of forgone increase to be budgeted and the specific purpose for which the forgone increase is being budgeted; and

On August 4, 2025, the City Council adopted the preliminary budget for the City of Twin Falls. The preliminary budget included the use of 1% of the City's foregone balance, equaling \$324,980.

As stated in the accompanying Resolution, the Forgone tax revenue will be used to fund ongoing operational and maintenance costs as allowed in Idaho Code Section 63-802.

The City Council must affirm its intent to use \$324,980 of Forgone tax revenue to fund ongoing operational and maintenance cost included in the FY 2025-2026 Budget.

### **Approval Process:**

Approving the Intent to Use Forgone Resolution in the FY 2025-2026 Budget requires a simple majority (50%+1) of the members in attendance at this meeting.

### **Budget Impact:**

Without the adoption of the Resolution and the approval of the use of forgone balance, the City Council will have to reduce the City's budget by \$324,980.

**Regulatory Impact:**

Idaho Code Section 63-802. LIMITATION ON BUDGET REQUESTS — LIMITATION ON TAX CHARGES —

EXCEPTIONS. (1) Except as otherwise provided in this section, no taxing district shall certify a budget request for an amount of property tax revenues to finance an annual budget that exceeds the maximum sum permitted under this section:

(e) (i) In the case of a non-school district for which less than the maximum allowable increase in the dollar amount of property taxes is certified for annual budget purposes in any one (1) year, such a district may, in any following year, recover the forgone increase by certifying, in addition to any increase otherwise allowed, any or all of the increase originally forgone. Provided however, that prior to budgeting any forgone increase, the district must provide notice of its intent to do so, hold a public hearing, which may be in conjunction with its annual budget hearing, and certify by resolution the amount of forgone increase to be budgeted and the specific purpose for which the forgone increase is being budgeted. Upon adoption of the resolution, the clerk of the district shall file a copy of the resolution with the county clerk and the state tax commission. Said additional amount shall be included in future calculations for increases as allowed, except as provided in subparagraph (iii) of this paragraph.

(ii) If the forgone increase is budgeted for the purpose of maintenance and operations, the rate of recovering the reserved forgone moneys may increase the taxing district's budget by no more than one percent (1%) per year. Provided, however, this cap shall not apply to a taxing district that budgets its reserved forgone moneys for the purpose of maintenance and operations as long as it does not budget, or reserve as forgone, any portion of the three percent (3%) increase otherwise allowed and does not budget any new construction or annexation increases.

**Conclusion:**

The City Council needs to adopt this Resolution to have the ability to use \$324,980 of the forgone balance for Fiscal Year 2025-2026.

**Attachments:**

1. Forgone Resolution



**Date:** Monday, August 25, 2025  
**To:** Mayor and City Council  
**From:** Travis Rothweiler, City Manager

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### **Request**

**ACTION ITEM:** A public hearing on the FY 2025-2026 Budget for the City of Twin Falls, Idaho.

**ACTION ITEM:** Adoption of Ordinance \_\_\_\_-2025 of City of Twin Falls; adopting the 2025-2026 Fiscal Year Budget for the City of Twin Falls in the amount of \$95,476,337 (FY 2026), beginning on October 1, 2025, and ending on September 30, 2026.

### **Time Estimate**

The estimated amount of time this item will take is 30 minutes plus time to answer questions.

### **Background**

Idaho Code Section 50-811 states the City Manager shall "...keep the council fully advised of the financial condition of the city and its future needs..." and "...prepare and submit to the council a tentative budget for the next fiscal year. On behalf of the many hands that helped in its development and creation, we are pleased to present to you for your review, debate and consideration, the City Manager's Recommended Budget Fiscal for Year 2025-2026 (FY 2026). Like the ones offered in the past, this budget has been constructed in the spirit of "One City" and is the product of many hours and many minds.

Twin Falls is growing and thriving. Our city now proudly serves about 56,849 residents, an increase of more than 8% since the 2020 census, with growth continuing at over 2% per year. Backed by a dedicated team of 351.5 full-time employees and a taxable value exceeding \$6.429 billion. The City's taxable value does not include \$628 million of value contained in Urban Renewal Agency areas. Since 2014, the City of Twin Falls's overall value has more than tripled.

Our fiscal year spans from October 1 to September 30. The budget, crafted using Government Finance Officers' Association (GFOA) best practices and adhering to Idaho Code requirements for local government budgeting and financial protocols, is balanced, agile, sustainable, and strategically focused. It serves as our financial blueprint, guiding us in addressing the community's needs in public safety, public health, and community life. This budget is both financially sound and fiscally responsible.

While we can't fund every request, this budget reflects the top priorities identified by city staff, departments, elected officials, and our community. It also celebrates the dedication of our city team, whose daily efforts fuel economic growth and build public trust.

Guided by our organizational goals, this budget aims to:

- Creating a stable, flexible budget ready for a changing world
- Addressing local economic realities head-on
- Aligning with the City's 2030 Strategic Plan
- Strengthening Twin Falls as a nationally recognized "Employer and Organization of Choice"
- Carefully balance revenue needs with the pressures faced by residents and businesses

The FY 2026 budget totals \$101,056,415 in expenditures and transfers, which represents a decrease of \$8,636,478 (7.87%) from the current fiscal year. Government Fund expenditures (including property tax-funded programs) have decreased by \$12,132,199 (16.71%), mainly due to completion of several large, one-time capital projects funded by grants and reserves. Enterprise and Non-Tax Supported Funds rose by \$3,495,721 (9.42%), driven primarily by using cash reserves in both the Impact Fee Fund and the Wastewater Fund to complete a key roadway project and wastewater collection and treatment plant projects.

Our focus, as it has been historically, is the “net budget,” which excludes transfers between the various funds. Our focus on the net budget provides the clearest picture of actual spending and resource use. For FY 2026, the net budget is \$95,476,337, down \$7,172,701 (-6.99%) from last fiscal year’s appropriated amount of \$102,649,038 million.

### **Budget as a Strategic Tool**

For over a decade, our budget has been a roadmap, aligning financial choices with our vision for a safe, healthy, and vibrant Twin Falls. It supports daily services and long-term projects while ensuring fiscal responsibility and transparency. Every dollar is connected to our mission and future goals. Through careful planning and oversight, we maintain a strong financial footing that adapts to changing needs and opportunities.

### **Serving Our Community**

This budget reaffirms our promise to provide efficient, quality services. From maintaining roads and utilities to investing in public safety, parks, and libraries, every department works toward our Strategic Plan and community priorities. We’re also committed to economic development, job creation, and programs that enhance life in Twin Falls.

### **Commitment to Transparency**

Furthering our commitment to transparency and effective community involvement, we welcome and encourage all interested citizens to attend any or all the conversations about the FY 2026 budget prior to its adoption. Presentations of the proposed budget began on July 7, 2025. Again this year, citizens will have the opportunity to review the City Manager’s proposed budget and participate, either online or by attending the meetings in person. The statutorily required public hearing for the FY 2026 will be held on August 25, 2024. The City Council is scheduled to vote on the budget later that same evening.

### **A Strategic Framework**

Our 2030 Strategic Plan, adopted in 2013 and updated in 2018, continues to guide our vision and budgeting. Built on community input and data, it outlines our aspiration to be an inclusive, connected, prosperous, educated, healthy, and environmentally responsible city. In 2024, we began updating the plan to better reflect today’s realities. Key stakeholders have shared ideas on Twin Falls’ future opportunities and challenges. The City has hosted roundtables with community and organizational leaders, with more conversations planned for summer 2025. These discussions will shape the next Strategic Plan and future budgets, expected to be finalized by fall 2025.

### **What’s Shaping the FY 2026 Budget?**

Twin Falls is growing and remains the economic hub of the Magic Valley. Growth brings both opportunities and challenges. This year’s budget is influenced by the same issues that have impacted past City budgets and its operational and service delivery strategies. Those issues include rising costs, workforce shortages, housing affordability, providing services valued by residents, and stability.



As a vital regional center, Twin Falls faces rapid growth, rising costs, labor shortages, and increasing service demands. Balancing infrastructure, public safety, and affordability requires careful planning amid limited resources. Rooted in our agricultural heritage, we follow the wisdom that “more farms struggle in good times than bad,” meaning we build budgets that can weather economic ups and downs and seize growth opportunities.

### **Rising Costs**

The Municipal Cost Index (MCI) tracks inflation’s impact on municipal services. By March 2025, the cost to provide services rose nearly 1.91% from the previous year. While a welcome slowdown after steep cumulative increases of 25.9% since 2020 and 35.3% since 2014, City revenues continue to lag. In an effort to manage costs and provide services at levels demands and/or required by our residents, all departments continue to seek new revenue sources and cost-saving strategies, including raising fees, pursuing grants and partnerships, and exploring sponsorship opportunities.

### **Labor and Talent Shortages**

Like much of the nation, Idaho faces a labor shortage, with only 63.6 available workers per 100 open jobs. The Twin Falls area unemployment rate is low—around 3.4%—indicating a “full employment” market. Pandemic-era early retirements, reduced immigration, and smaller workforces have all contributed to the labor shortage and talent gap.

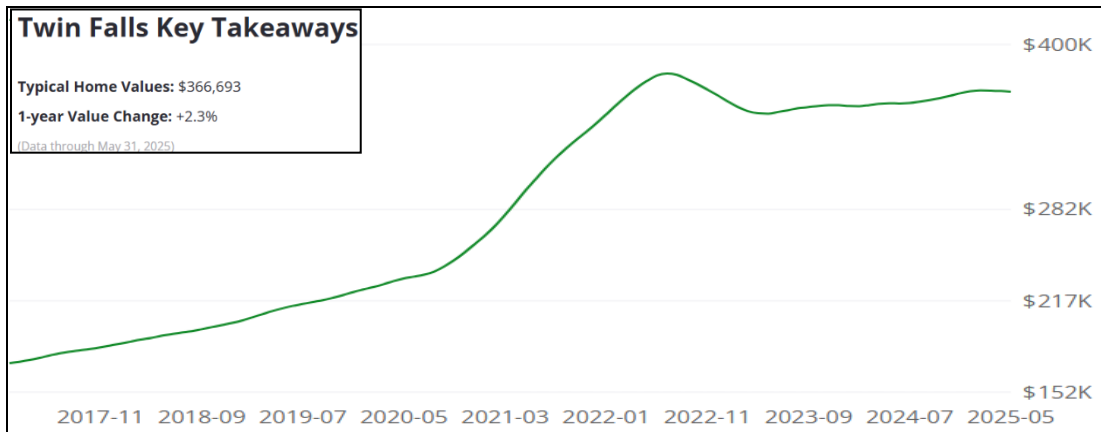
Though workforce entrants are increasing, participation hasn’t returned to pre-pandemic levels. If it had, the labor pool would be 2.3 million larger nationwide—more than Idaho’s entire population. Meeting rising demand for goods and services requires talent. Twin Falls must be an employer of choice by adapting beyond pay and benefits—fostering a supportive, growth-oriented culture that promotes creativity and problem-solving. Retaining staff preserves relationships, knowledge, and prevents burnout. To meet these challenges and retain its talented employees, the City is investing in strategies such as:

- Continuing our High-Performance Organization journey
- Continuing to develop the next generation of future organizational leaders
- Participating in career fairs and job expos
- Enhancing retention through better benefits, competitive pay, professional development, and wellness initiatives
- Exploring AI tools to augment staffing

### **Housing Costs and Affordability**

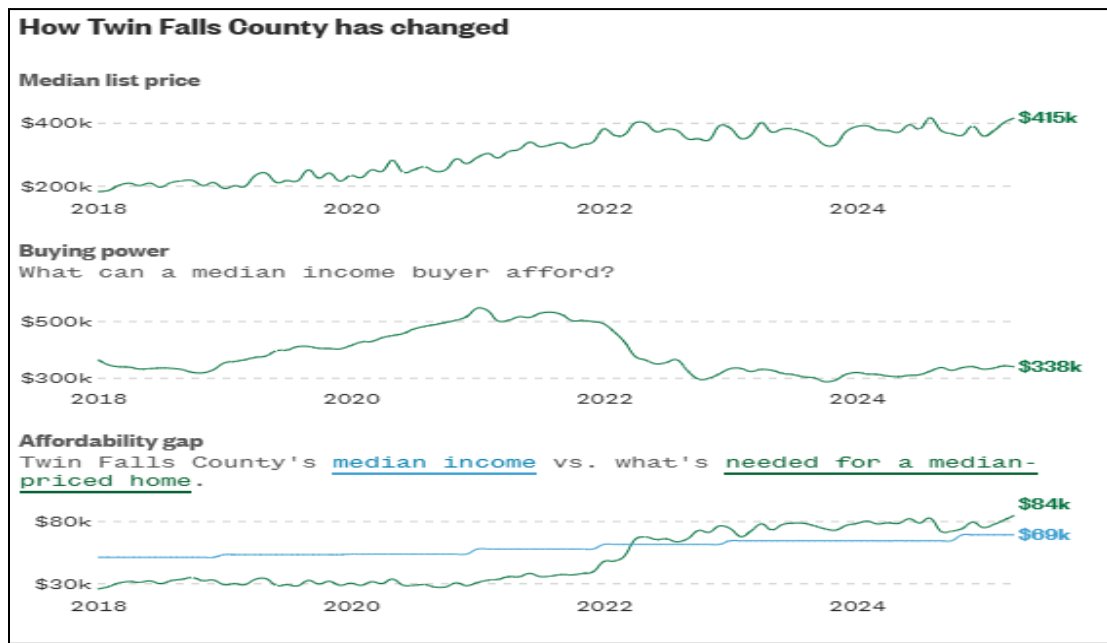
Twin Falls has been one of the fastest-growing housing markets in Idaho over the past decade. In January 2020, the median home value was \$225,965. It peaked at \$379,656 in July 2022, then dipped to \$351,116 in April 2023 as interest rates rose. By May 2025, it climbed back to \$367,696, with another 2.3% increase expected in the next twelve months. Since 2020, median home values have surged nearly 61.5%.

Rising prices only tells part of the story. Housing costs have outpaced middle-class incomes, 30-year mortgage rates hover around 7% (6.87%) causing a majority (57.3%) of all home sales in the last 12 months to be below initial asking prices.



To better understand market conditions, NBC News created a Home Buyer Index measuring how hard it is to buy a home on a scale from 0 to 100. Nationwide affordability has dropped sharply—from 27 a decade ago to 82.4 today.

In Twin Falls County, high prices, fierce competition, and soaring interest rates place us among the nation's toughest housing markets—117th worst out of 1,310 counties in the United States, and the third worst among Idaho's 25 counties on the index, and the most difficult in the Magic Valley. Larger cities may have pricier homes but often offer higher wages, which factor into affordability.



While the City can't fix the housing market alone, we're committed to improving it. This means updating land use and zoning, investing in technology to streamline permits, improving infrastructure like roads and utilities, and raising awareness about diverse housing options.

### **Investing in Infrastructure with Strategic Use of Cash Reserves**

The City Manager's Recommended Budgets requests the use of \$8,093,398 from cash reserves to address debt service requirements, infrastructure improvements and facility deficiencies.

Some of the larger projects include:

- \$4,000,000 – Wastewater Fund – Canyon Rim Drop Line
- \$647,350 – Capital Improvement Fund – Fire Station 2 COP payment
- \$1,630,000 – Impact Fee Fund – Filer Roundabout
- \$1,368,421 – Airport Construction Fund – Projects

### **Growing City, Growing Demands**

Between 2010 and 2020, Twin Falls' population rose by 17%—from 44,125 to 51,807—and reached 56,849 by 2025. With an approximate annual growth rate of 2% and in its role as Twin Falls County's seat, the city is thriving. However, it's not just residents' driving demand of City services. As the Magic Valley's hub, Twin Falls' daytime population more than doubles to an estimated 116,000 to 120,000, putting pressure on infrastructure and services without corresponding revenue increases. Regional growth amplifies this challenge, stretching city services to accommodate residents and visitors alike.

### **Making Smarter Budget Decisions with Priority Based Budgeting**

To keep pace with growing needs and limited resources, Twin Falls is doubling down on Priority Based Budgeting. This approach helps to align spending with community priorities, improve transparency, and identify where small shifts can yield big results. Departments now understand the true costs of programs and are evaluating each based on their impact and demand. The goal isn't to cut indiscriminately but to deliver the right services on the right scale. As data collection improves, departments will integrate performance metrics into their budgets, giving the City a clearer picture of how to better serve residents.

### **Health Insurance, Compensation, and Training – Investing in Our People**

Employee benefits are a cornerstone of the City's ability to attract and retain top talent. Our ability to provide quality health insurance remains a budgeting challenge. Though the City is committed to offering competitive packages, costs have surged. In fact, premiums for family coverage have doubled since 2014. Over the years, City leadership has made substantive changes to its health insurance plan. The first significant plan change occurred between FYs 2020 and 2022 as the City transitioned from offering a traditional health insurance plan and a high-deductible plan to offering only a high-deductible plan to its employees. In FY 2025, the City started the process of becoming self-insured.

Self-funding, or self-insurance is a risk management strategy where the employer assumes the financial risk of providing health care benefits to its employees, rather than purchasing a fully insured plan from a traditional insurance carrier. There are a few reasons why self-funding may be preferred:

- **Cost Control:** Self-insurance allows for more control over healthcare costs, it allows for the design of benefit plans by choosing providers and implementing cost-containment measures to manage expenses more effectively.
- **Customization:** Self-insured plans allow for greater flexibility in designing benefit packages that meet the specific needs of the workforce. Employers can tailor plans to the demographics and health needs of their employees.
- **Cash Flow:** Instead of paying fixed premiums to an insurance carrier, self-insured plans only pay for actual claims incurred.

- Risk Management: Self-insured plans can manage and mitigate risks more directly. It provides a clearer understanding of employees' health patterns, which in turn allows for the implementation of wellness programs and other initiatives to prevent or manage health issues.
- Potential Cost Savings: In some cases, self-insured plans may realize cost savings by avoiding the profit margins charged by insurance carriers. However, this also means assuming the financial risk for high-cost claims. Recent actuarial studies suggest the City could realize a reduction in health insurance costs by more than \$1.1 million to \$1.3 million in FY 2027.

### **Supporting Our Workforce with Compensation and Growth Opportunities**

At our core, we are a service organization and our people power everything we do. To remain an “employer of choice,” the FY 2026 budget includes:

- a 4.0% performance-based adjustment,
- 3% salary table increase,
- continued retention pay,
- VEBA contributions to support future health care needs.

Recent pay adjustments have strengthened our position in the job market, but we know more work is needed, especially in key roles and professional development. Department heads requested 17.5 new roles this year, totaling more than \$1.517 million.

After careful review, the City Manager and members of the City’s executive leadership team are recommending funding the following positions in the amount of \$729,537, of which \$508,761 is in the tax-supported funds:

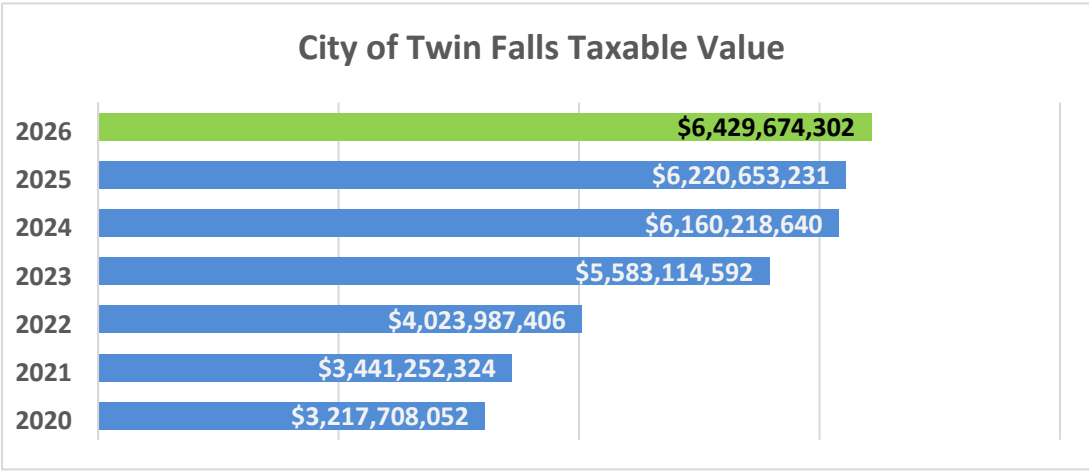
- 3 FTE Firefighters – \$247,519
- 1 FTE Chief Prosecuting Attorney – \$165,231
- 1 FTE Victim Witness Coordinator – \$92,566 (*to paid with opioid settlement funds*)
- 1 FTE Staff Engineer – \$120,776
- Funding to complete the Water Department organization plan – \$100,000
- Upgrade: Deputy City Clerk to City Clerk – \$3,445

The City’s Human Resource team has also requested \$65,000 to complete a comprehensive compensation study to ensure that City’s compensation plan remains market competitive.

### **Property Taxes**

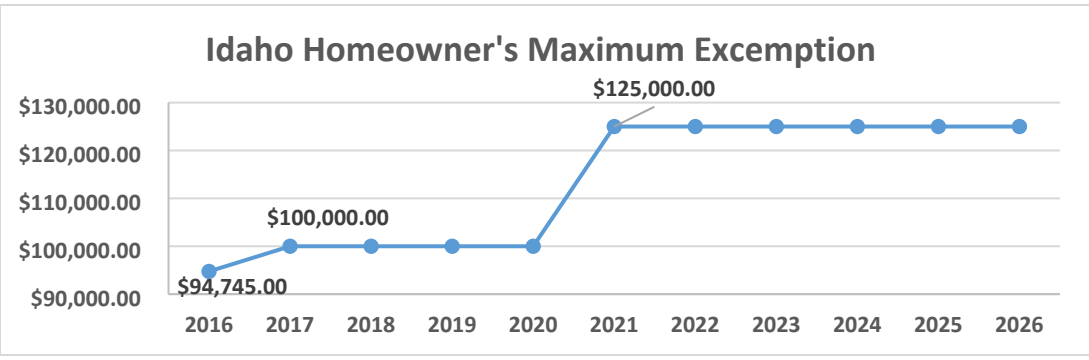
For FY 2026, the City of Twin Falls’ total taxable valuation increased by approximately \$209,021,071, or 3.36%, from \$6,220,653,231 to \$6,429,674,302. The increase includes \$83,867,304 from the net new construction roll (90% of the total valuation of approximately \$93 million). Without the new construction roll, the City’s total taxable value would have increased by \$125,153,767. The new construction activity will result in approximately \$417,483 of additional property tax revenue. Since 2022, the City’s total taxable valuation has increased by \$2,405,686,896 (59.78%).

As illustrated below, the taxable value used to calculate the FY 2026 tax rate for the City of Twin Falls is the largest in its history.



It is important to note the City’s taxable value excludes the taxable value of the properties located in the Twin Falls Urban Renewal Agency revenue allocation areas. The entirety of the URA properties are in the City and have a value of \$628,032,894. Collectively, the taxable values for both the City of Twin Falls and Twin Falls Urban Renewal Agency total \$7,057,707,196. There are many factors that influence the City’s total taxable value. Some of the larger factors include increases in the base value from reappraisals performed by the Twin Falls County Assessor’s Office, growth from new construction, and property incorporated into the City through annexation.

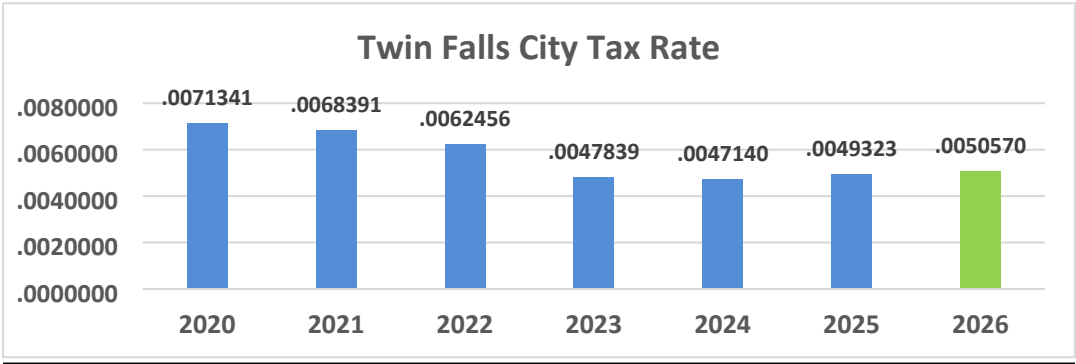
From 2006 to 2016 (FY 2007 to FY 2017), the maximum homeowner’s exemption in Idaho was adjusted annually to align with statewide real property market trends. In 2016, however, the Idaho Legislature set this exemption at a fixed amount of \$100,000 for 2017 (FY 2018). This fixed rate remained unchanged until 2021, when the legislature increased it to \$125,000. While this increase offers some property tax relief to homeowners, it falls short of addressing the rapidly rising home values across the state. True and effective relief will only be achieved when the legislature reinstates the practice of indexing the exemption to market trends.



Cities in Idaho have control over their annual expenditures in all funds, as well as the rates they assess in the enterprise funds. Statutorily under Idaho Code, cities and counties are permitted to collect 3% more property tax revenue than the previous fiscal year.

Cities in Idaho do not have control of and cannot determine their community taxable value. That responsibility is assigned to the County Assessor’s Office. Based on the taxable value presented above,

the City’s tax rate for FY 2026 is expected to increase slightly to \$5.06/\$1,000 of taxable value from the FY 2025 rate of \$4.93/\$1,000. As illustrated in the graph below, the FY 2026 tax rate is one of the lowest issued by the City.

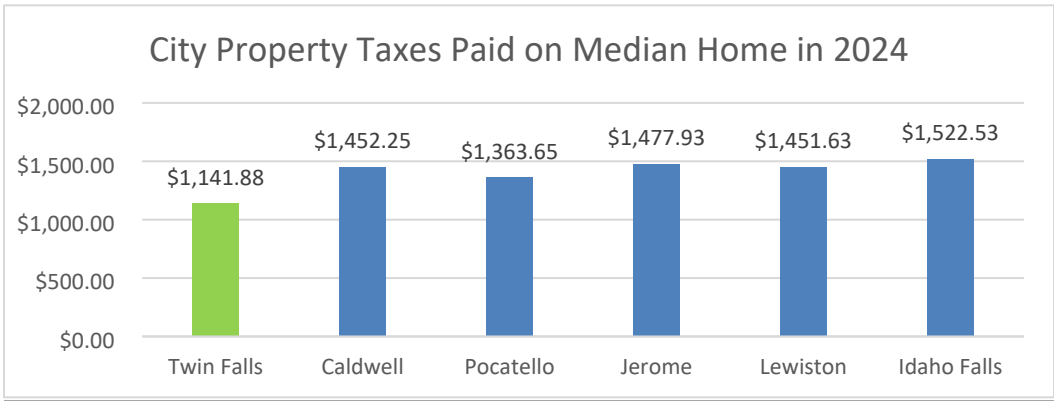


**How does our Tax Rate compare to the other, large full-service Idaho cities?**

We are often asked the question, “how does our tax rate compare?” The table and graph provided below are intended to provide an approximate answer to that question. Although only intended to be a rough illustration, the table and graph represent the amount of property tax paid on a median-valued, owner occupied home in each of the larger, full-service cities in Idaho. The information used in the table was collected from the Associated Taxpayers of Idaho’s 2024 Levy Book (tax rate) and Zillow.

|               | Total City Taxes Paid | Median Home Value<br>January 2024 | Tax Rate<br>FY 2025 |
|---------------|-----------------------|-----------------------------------|---------------------|
| Twin Falls    | \$1,141.88            | \$356,510                         | 0.00493230          |
| Caldwell      | \$1,452.25            | \$393,935                         | 0.00540000          |
| Pocatello     | \$1,363.65            | \$330,452                         | 0.00663733          |
| Jerome        | \$1,477.93            | \$374,516                         | 0.00592318          |
| Lewiston      | \$1,451.63            | \$361,969                         | 0.00612582          |
| Idaho Falls   | \$1,522.53            | \$383,758                         | 0.00588398          |
| Coeur d'Alene | \$1,142.93            | \$587,671                         | 0.00247029          |

*Note: Idaho’s median value of an owner-occupied home for this same period was \$473,403.*



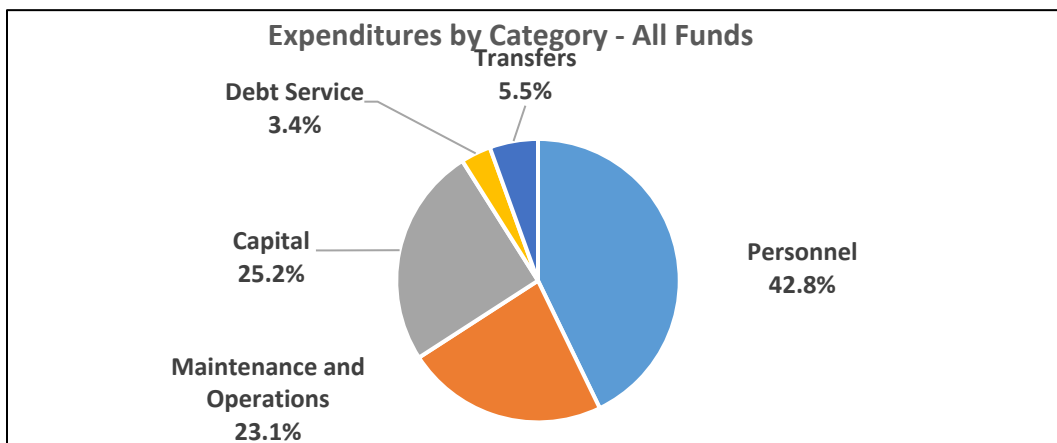
The cities of Boise and Meridian were intentionally excluded because they are not directly responsible for the transportation systems in their communities; that responsibility lies primarily with the Ada



County Highway District (ACHD). ACHD is an independent taxing authority specifically created for the purpose of maintaining the transportation system in these communities. For FY 2026, the Street Fund budget for the City of Twin Falls is \$7,282,728, or 12.05% of the total for tax-supported funds. Nampa has also been excluded because they contract fire and rescue services with the Nampa Rural Fire Department. The City allocates \$9,506,936 for fire and rescue services, or 15.73% of the total.

### **Expenditures in All Funds**

Expenditures in this budget are classified under one of five major categories: Personnel, Maintenance and Operations, Capital, Debt Service, and Transfers. The graph below shows the relative percentage of FY 2026 budget expenditures for the five major categories in all funds combined.



In most government agencies, personnel costs (salaries, wages and benefits) normally represent the largest of the expenditure categories. While municipal governments also devote a large amount of their resources to personnel, the significant investment in infrastructure drives the percentage of the budget devoted to operating and capital costs higher than most other government agencies.

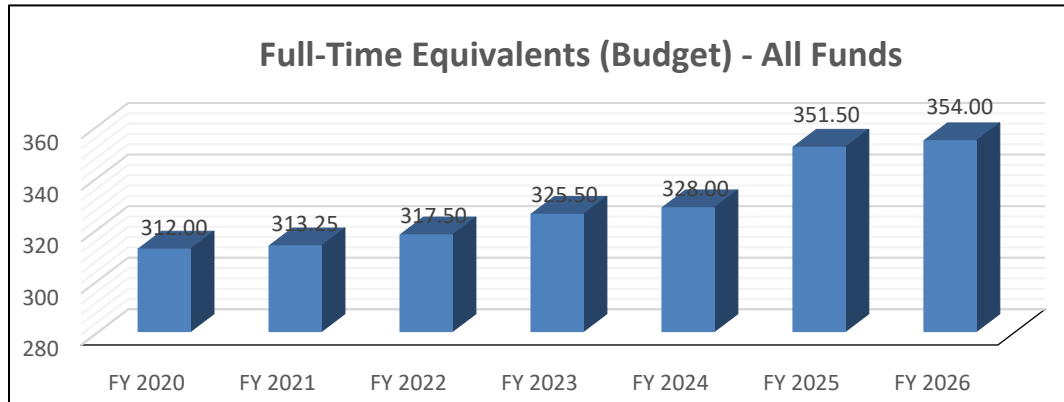
### **Personnel Expenditures in All Funds**

Focus area 8 of the City's 2030 Strategic Plan states, *"The City of Twin Falls strives to carry out its mission with unquestioned integrity, and the highest ethical standards...In support of the desired effectiveness, the elected leadership works in close partnership with appointed professionals carrying out clear policy directives. A high level of competency is provided from a lean, properly compensated and respected core staff."*

As we work to realize this vision statement, the City of Twin Falls strives to provide existing employees with the equipment, technology, infrastructure, and financial incentives necessary for them to complete their tasks and responsibilities in an efficient and effective manner. In addition, we recognize the importance of providing our employees with a competitive total compensation package and our responsibility to do so. In an effort to meet an ever-increasing workload, citizen expectations, and legislated requirements, several requests were made by department leaders to add employees to our workforce. Several more requests for new employees were made than we were able to include in the proposed budget.

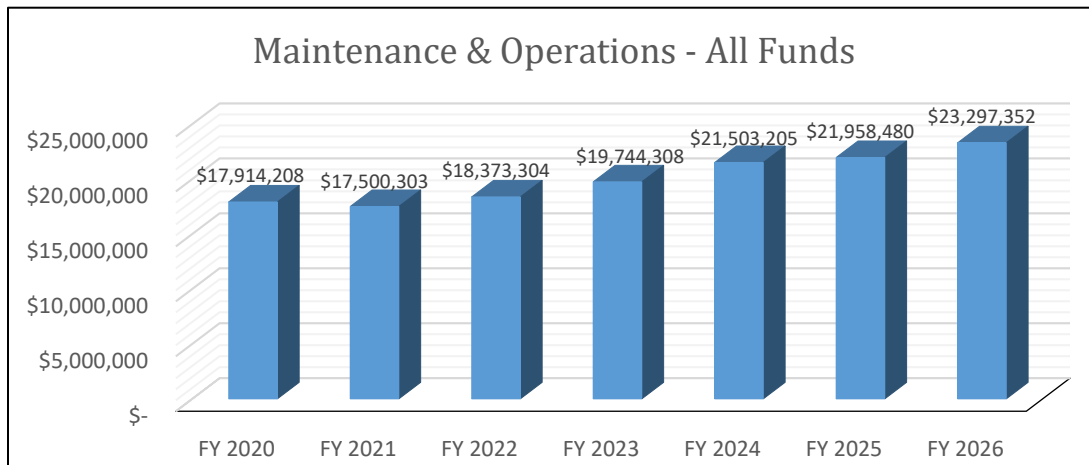
The City has a philosophy of adding full-time employees only when "need" and "sustainability" can be demonstrated. The City has an estimated population of 56,849. Based on that estimate, it has 6.2 employees per 1,000 of population. However, as the regional and urban center for a geographic area having a population of nearly 275,000, the City's daily census population grows to more than an

estimated 115,000. This daily increase causes the number of City employees per 1,000 of population to drop to 3.2.



### **Maintenance and Operations in All Funds**

This category includes funding for a wide range of typical activities, including office supplies, fuel, utilities, travel, training, uniforms, building/equipment repair and maintenance, and expenditures for durable goods. The City makes allocations in these areas based on actual expenditures from previous fiscal years, economic trends, and the municipal cost index. The FY 2026 budget allocates \$23,297,352 to cover expenses associated with maintenance and operations. In comparison, the allocation for FY 2025 was \$21,958,480. This is an increase of \$1,338,871 (6.1%) across all funds.

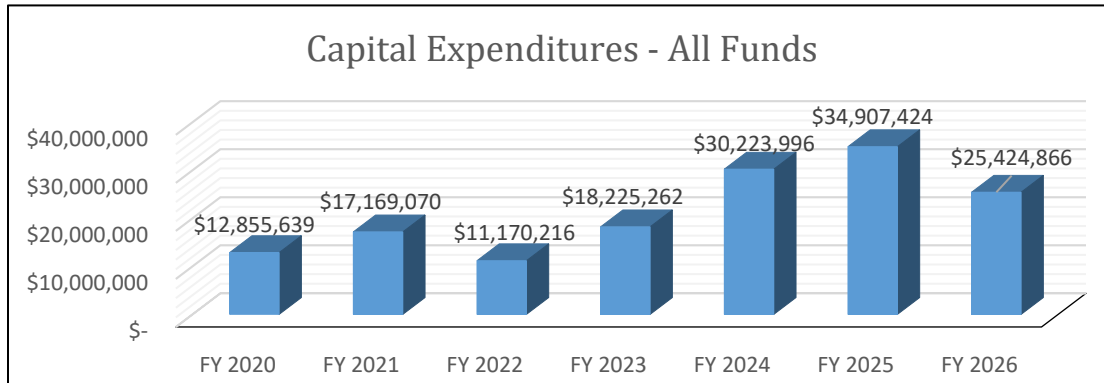


### **Capital Expenditures in All Funds**

Capital improvements are investments made in our infrastructure. Six of the eight primary focus areas in the City of Twin Falls 2030 Strategic Plan are considered “capital dependent.” Capital financing is necessary for the ongoing development, expansion, maintenance, and repair of these capital assets, recognizing the critical value of civil infrastructure to the economic, aesthetic, and functional viability of the City.

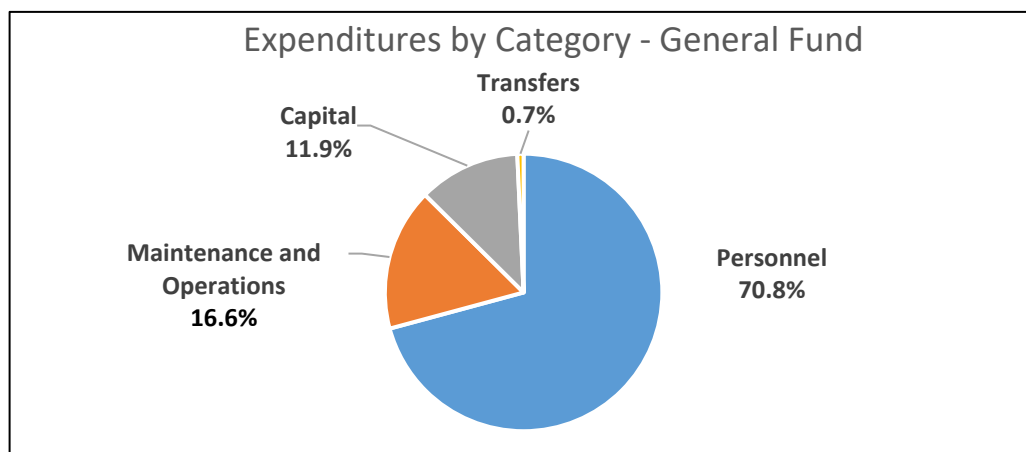
As demonstrated by the partial list above, the ongoing development, expansion, maintenance, and repair of these capital assets is necessary, recognizing the critical value of civil infrastructure to the economic, aesthetic, and functional viability of the City. For accounting purposes and based on the best practice recommendation of the Government Finance Officers Association (GFOA), the City of Twin Falls capitalizes acquisitions and improvements that are durable and more than \$5,000. In total, the FY 2026 budget allocates \$25,424,866 to fund needed, critical, and desired capital improvements, one-time

equipment purchases and projects, and community amenities. Compared to the FY 2025 budget of \$34,907,424, this is a decrease of \$9,482,558 (27.16%).



### **Expenditures in the General Fund**

Using the same classification of expenditure types (less Debt Service), the percentages of budgeted expenditures for the General Fund are shown below. When analyzing General Fund expenditures by category in comparison to All Funds, Personnel costs are a much higher percentage, and Capital a much lower percentage, as the General Fund spends relatively less for capital improvements, infrastructure, and equipment.



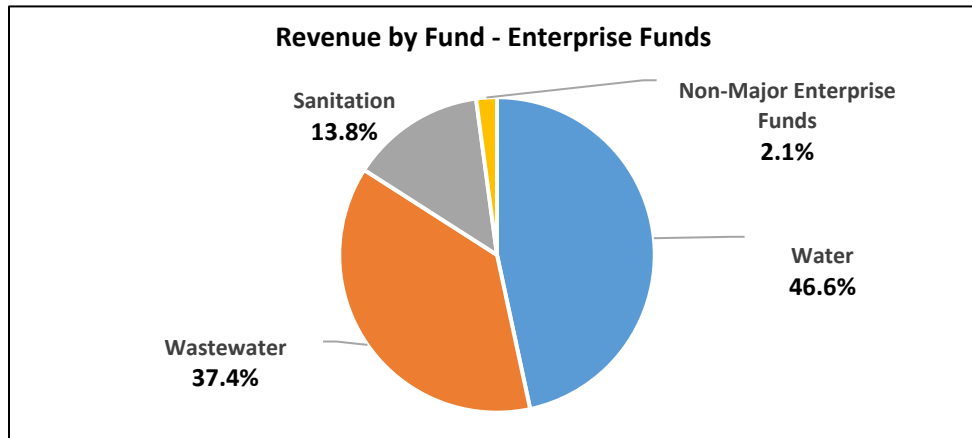
### **Enterprise Fund Expenditures and Revenue Overview**

Enterprise Funds manage services funded by user fees, aiming to cover operational costs and capital asset maintenance. At the fiscal year's end, any net income or loss adjusts the fund's net assets, which must remain within the fund unless the City Council decides otherwise.

The City operates five distinct Enterprise Funds: Water (including supply, distribution, irrigation, and utility services), Wastewater (collection and treatment), Sanitation, Dierkes Lake/Shoshone Falls, and Common Area Maintenance. This budget message primarily addresses the three largest: Water, Wastewater, and Sanitation. The smaller funds are detailed in the budget document.

Enterprise Funds account for \$30.86 million (33.14%) of the \$93.12 million total revenues in the FY 2026 budget. Enterprise Fund cash reserves budgeted for use equal \$5.13 million of the \$8.18 million total for all funds. Combining revenues and reserves brings total funding for Enterprise Funds to \$35.99 million (35.52%) of the \$101.30 million total. The majority of funding, or 80.93%, is from User Fees. The

other sources of funding include fines, investment earnings, miscellaneous income, and interfund transfers.



### **Water Fund**

The Water Fund supports the following water-related activities: water supply, water distribution, pressurized irrigation, and utility billing. In FY 2022, the City Manager recommended a series of changes to the City's water rate structure in relation to the payoff of the 2010B Water Bond Issuance. The FY 2026 budget does not have funding for debt service payments, as the last bond was paid off at the conclusion of the 2024 fiscal year. Budgeted revenues in the Water Fund total \$14,388,256. This is an increase of \$166,510 (1.17%) compared to the FY 2025 total of \$14,221,745.

The City has several large capital and maintenance projects that need to be completed in this budget period and in future fiscal years and recommend maintaining the existing water rate.

### **Wastewater Fund**

The Wastewater Fund is used to support all wastewater services provided by the City of Twin Falls, namely wastewater collection and wastewater treatment. The FY 2026 wastewater user rates were increased by 5% to continue to upgrade our wastewater lines and related infrastructure, and to maintain compliance with stated bond covenants. Budgeted revenues and reserves in the Wastewater Fund total \$16,387,739, an increase of \$3,732,418 (29.49%) compared to FY 2025's total of \$12,655,320.

### **Sanitation Fund**

The City's Sanitation Fund supports the City's sanitation and recycling programs. The FY 2026 sanitation user rates are recommended to increase by 2.5%. Budgeted revenues and reserves in the Sanitation Fund total \$4,554,231, which compared to the FY 2025 total of \$4,405,410 is an increase of \$148,821 (3.38%).

In December 2026, the City's contract with its current solid waste and sanitation provider will conclude. In preparation, the City of Twin Falls will request proposals from qualified solid waste and recycling companies in November/December 2025. The City Manager and the City's Chief Financial Officer will be recommending changes to the types of services provided by the private firm to its residence. Bidding this service early will allow the winning firm to capitalize and "get up to speed", should there be a chance in vendors.

The average amount paid by the City's residential customers increases by \$.49 monthly and \$5.89 annually. Budgeted revenue in the Sanitation Fund totals \$4,263,450, which combined with reserves of

\$290,781 equals \$4,554,231 in total funding. Compared to FY 2025 total of \$4,405,410, this is an increase of \$148,821 (3.38%).

### **Cash Reserves/Fund Balances**

A key indicator of a city's financial health is its fund balance. The City of Twin Falls adheres to a policy of maintaining three months of operational reserves for tax-supported funds and two months for enterprise-type funds. This policy surpasses the Government Finance Officers Association (GFOA) recommendation, which advises general-purpose governments to maintain an unrestricted fund balance in their general fund equivalent to no less than two months of regular operating revenues or expenditures. Our conservative fiscal approach, with a three-month reserve requirement, ensures that the City can consistently provide public goods and services.

At the end of FY 2024, the City of Twin Falls had an audited Fund Balance/Net Position of \$107,233,554. The total was \$64,954,412 in Governmental-type Funds, \$41,696,726 for Enterprise-type Funds, and \$582,416 for Internal Service Funds. For purposes of the budget, we will focus on the larger operating funds of the City, which are illustrated in the table below.

|                                 | Fund Balance | Restricted for Budget | Available Balance |
|---------------------------------|--------------|-----------------------|-------------------|
| <b>General Fund</b>             | \$12,453,602 | \$10,094,958          | \$2,358,644       |
| <b>Street Fund</b>              | \$15,180,678 | \$1,895,383           | \$13,285,295      |
| <b>Airport Fund</b>             | \$3,537,665  | \$785,041             | \$2,752,624       |
| <b>Capital Improvement Fund</b> | \$21,808,823 | \$9,899,197           | \$11,909,626      |
| <b>Water Fund</b>               | \$16,756,557 | \$5,679,239           | \$11,077,318      |
| <b>Wastewater Fund</b>          | \$21,658,363 | \$2,939,629           | \$18,718,734      |
| <b>Sanitation Fund</b>          | \$847,720    | \$847,720             | \$0               |

### **Impacts of the Budget to our Residents**

Over the last ten fiscal years, the City's tax rate has fluctuated significantly, ranging from a high of \$8.04/\$1,000 (FY 2017) of taxable value to a low of \$4.71/\$1,000 (FY 2024) of taxable value. The average tax rate assessed over the course of the last seven fiscal years (2019-2025) is \$6.02/\$1,000 of taxable value. *It is important to recognize the tax rate does not necessarily indicate an individual's tax burdens.* The tax rate is simply a multiplier used to determine a property owner's proportionate share of property tax liability. It is a fraction of a local government's total property tax collections divided by the total taxable value of that local government unit.

|                                                            | FY 24-25<br>Adopted<br>Budget                   | FY 25-26<br>Recommended<br>Budget               | Variance                                        |
|------------------------------------------------------------|-------------------------------------------------|-------------------------------------------------|-------------------------------------------------|
| <b>Property Tax</b>                                        | Tax Rate:<br>\$4.93/\$1,000 of<br>taxable value | Tax Rate:<br>\$5.06/\$1,000 of<br>taxable value | Tax Rate:<br>\$0.13/\$1,000 of<br>taxable value |
| Median Value of Owner-Occupied Home:                       |                                                 |                                                 |                                                 |
| FY 2026 - \$366,000 (January 2025)                         | <b>\$1,136.34</b><br>(annual)                   | <b>\$1,219.46</b><br>(annual)                   | <b>\$83.12</b><br>(annual)                      |
| FY 2025 - \$355,495 (January 2024)                         | <b>\$94.70</b><br>(monthly)                     | <b>\$101.62</b><br>(monthly)                    | <b>\$6.93</b><br>(monthly)                      |
| <b>Utility Bills</b>                                       |                                                 |                                                 |                                                 |
| Average Residential Customer<br>Consumption of:            |                                                 |                                                 |                                                 |
| Water - 18,000 gallons                                     | \$54.49                                         | \$54.49                                         | \$0.00                                          |
| Sewer - 12,000 gallons                                     | \$32.42                                         | \$34.05                                         | \$1.63                                          |
| Sanitation & Recycling                                     | \$19.62                                         | \$20.11                                         | \$0.49                                          |
| <b>Total Utility Bills</b>                                 | \$106.53                                        | \$108.65                                        | \$2.12                                          |
| <b>Monthly Total of<br/>Property Tax and Utility Bills</b> | <b>\$201.23</b>                                 | <b>\$210.27</b>                                 | <b>\$9.05</b>                                   |

**Approval**

At its August 4, 2025, meeting, the City Council approved the Preliminary Budget for the 2025-2026 Fiscal Year and setting the public hearing for August 25, 2025. The preliminary budget set the maximum budget, or spending cap, of \$95,476,337 for the City of Twin Falls for FY 2026.

Approving the Appropriations Ordinance will set the City's Budget for FY 2025-2026. To be approved, a simple majority (50%+1) of the members in attendance at this meeting is required.

**Budget Impact:**

This establishes the budget for Fiscal Year 2025-2026 for the City of Twin Falls.

**Regulatory Impact:**

- Idaho Code Section 50-811 states the City Manager shall "...keep the council fully advised of the financial condition of the city and its future needs..." and "...prepare and submit to the council a tentative budget for the next fiscal year."
- Idaho Code §50-235 empowers each city council of each city to levy taxes for general revenue purposes
- Idaho Code §50-1002 requires the city council of each city in the State of Idaho to pass a budget, referred to as an annual appropriation ordinance
- Idaho Code §63-802 sets limitations on all taxing district budget requests on the amount of property tax revenues that can be used to fund programs and services. This section also states that taxing entities can only increase property tax collections by a maximum of three percent (3%) annually, plus value of new construction and annexation added during the previous calendar year, and forgone taxes that have been accumulated and reserved in prior fiscal years

**Attachments**

Recommended Budget for FY 2025-2026 can be found online.



## ORDINANCE NO. 2025-014

AN ORDINANCE OF THE CITY OF TWIN FALLS, IDAHO, APPROPRIATING \$95,476,336 FOR THE 2026 FISCAL YEAR TO DEFRAY ALL NECESSARY EXPENSES AND LIABILITIES OF THE CITY OF TWIN FALLS; PROVIDING FOR THE OBJECTS AND PURPOSES FOR WHICH SUCH APPROPRIATIONS ARE MADE AND THE AMOUNT APPROPRIATED FOR EACH OBJECT OR PURPOSE; LEVYING AD VALOREM TAXES IN THE AMOUNT OF \$32,896,123 FOR THE 2026 FISCAL YEAR; PROVIDING THAT A COPY OF THIS ORDINANCE SHALL BE FILED WITH THE COUNTY COMMISSIONERS OF TWIN FALLS COUNTY, IDAHO ; PROVIDING FOR THIS ORDINANCE TO TAKE EFFECT UPON ITS PASSAGE, APPROVAL, AND PUBLICATION ACCORDING TO LAW, THE RULE REQUIRING THAT AN ORDINANCE BE READ ON THREE SEPARATE OCCASIONS HAVING BEEN SUSPENDED.

WHEREAS, the City has provided proper notice and held a public hearing on August 25, 2025 regarding the proposed budget for Fiscal Year 2025-2026, and

WHEREAS, the City Council has reviewed the proposed budget and determined that the expenditures are necessary;

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF TWIN FALLS AS FOLLOWS:

**Section 1:** That the appropriations and the amount appropriated for the fiscal year beginning October 1, 2025 through September 30, 2026 be set as follows for the objects and purposes as herein specified:

| <b><u>Objects and Purposes</u></b> | <b><u>Amounts</u></b> |
|------------------------------------|-----------------------|
| General Fund                       | \$ 40,385,574         |
| Street Fund                        | \$ 6,727,831          |
| Street Light Fund                  | \$ 488,000            |
| Library Fund                       | \$ 2,551,454          |
| Airport Fund                       | \$ 1,688,727          |
| Capital Improvement Fund           | \$ 5,466,414          |
| Pool Fund                          | \$ 811,979            |
| Fireworks Fund                     | \$ 76,000             |
| Insurance Fund                     | \$ 738,339            |
| Impact Fee Fund                    | \$ 1,630,000          |
| CDBG Fund                          | \$ 400,000            |
| Airport Construction Fund          | \$ 1,368,421          |
| Waterworks Fund                    | \$ 12,720,254         |
| Wastewater Fund                    | \$ 15,235,027         |
| Common Area Maintenance Fund       | \$ 88,548             |
| Sanitation Fund                    | \$ 4,045,055          |
| Dierkes/Shoshone Falls Fund        | \$ 305,517            |
| Shop Fund                          | \$ 692,501            |
| Seizures/Restitution Fund          | \$ 56,695             |
| <b>Total Appropriations</b>        | <b>\$ 95,476,336</b>  |

The amount listed under the General Fund includes the budgets for City Council, City Manager, Finance, Legal, Planning & Zoning, Code Enforcement, Economic Development, Human Resources, Information Technology, Police, Communications Center, Fire, Building Safety, Animal Control, Custodial, Engineering, Parks & Recreation, Golf, and Public Transit.

**Section 2:** That the City of Twin Falls hereby certifies a tax levy in an amount not to exceed \$32,896,123 on the taxable market value of all taxable property within the corporate limits of the City of Twin Falls, Twin Falls County, Idaho to provide revenue for the following purposes:

| <b>Activity</b>          | <b>Tax Amount Certified</b> |
|--------------------------|-----------------------------|
| General Fund             | \$ 28,677,493               |
| Judgement I.C. 63-1305   | \$ 73,143                   |
| Street Fund              | \$ 352,112                  |
| Street Light Fund        | \$ 51,687                   |
| Library Fund             | \$ 2,152,806                |
| Airport Fund             | \$ 539,128                  |
| Capital Improvement Fund | \$ 770,000                  |
| Insurance Fund           | \$ 279,754                  |
| <b>Total</b>             | <b>\$ 32,896,123</b>        |

**Section 3:** That the City Clerk of the City of Twin Falls is hereby directed to file a copy of the Ordinance with the County Commissioners of Twin Falls, County, Idaho; in accordance with Idaho Code 50-1003 and 50-1007.

**Section 4:** That this Ordinance shall be in full force and effect from and after its passage, approval, and publication according to law, the rule requiring that an ordinance be read on three separate days having been suspended.

PASSED AND APPROVED UNDER SUSPENSION OF RULES this 25TH day of August, 2025.

SIGNED BY THE MAYOR August 25, 2025. \_\_\_\_\_  
Mayor

ATTEST: \_\_\_\_\_  
Deputy City Clerk

PUBLISH: September 4, 2025