



Twin Falls City Council Agenda

Monday, July 13, 2026, 5:00 PM

203 Main Ave E.
Twin Falls, ID 83301

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

- 1) Call Meeting to Order/Confirmation of Quorum
- 2) Pledge of Allegiance
- 3) Consent Calendar
 - a) **ACTION ITEM:** Request to approve City Council July 06, 2026, minutes.
By: Rachael Long, Deputy City Clerk
 - b) **ACTION ITEM:** Request to approve accounts payable July 1-8, 2026.
By: Amy Luna, City Clerk
 - c) **ACTION ITEM:** Request to approve Findings of Facts and Conclusions of Law for the following:
PZ26-0083 FPLAT - Ashlee Townhomes Subdivision
By: William Klaver, Senior City Planner
 - d) **ACTION ITEM:** Request to approve an amendment to the Special Event grand opening for In-N-Out Burger from August 2, 2026, to July 20, 2026.
By: Matthew Hicks, Police Chief
- 4) Items of Consideration
 - a) **ACTION ITEM:** To confirm the reappointment of Kyndell Madsen, Randall "Cort" Johnson, and Gerardo "Tato" Munoz to the Impact Fee and Improvement Reimbursement Commission.
By: William Klaver, Senior Planner
 - b) **PRESENTATION:** A presentation of the City Manager's Recommended Budget for FY 2026-2027 (FY 2027) followed by citizen input, Focus Areas 1,7, &8.
By: Gretchen Scott, Deputy City Manager
- 5) General Public Input
- 6) Advisory Board Report/Announcements
- 7) Public Hearings
 - a) **ACTION ITEM:** Request for approval of the PY 2026 Community Development Block Grant (CDBG) Annual Action Plan. (PZ26-0086)
By: Jonathan Spendlove, Planning & Zoning Director
- 8) Adjournment

Any person needing special accommodation 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 other speakers.
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, they 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 Chair 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 Chair, 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 should 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 is the request 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 public will then be given the opportunity to provide their testimony regarding the request. The Mayor or Chair 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 Chair. The spokesperson shall be limited to 15 minutes.**
 - **Written comments, including e-mail, shall be received 2 business days prior to the date of the hearing to be accepted for consideration by the hearing body.**
8. Following the Public Testimony, the applicant is permitted five (5) minutes to respond.
9. Following the Public Testimony and Applicant's response, Council or Commission members, as recognized by the Mayor or Chair, 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 Chair may limit the time permitted for the answer.
10. The Mayor or Chair 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, applicants or public is not allowed. Legal or procedural questions may be directed to the City Attorney.

* Any person not conforming to the above rules may be prohibited from speaking. Persons refusing to comply with such prohibitions may be asked to leave the hearing and thereafter removed from the room by order of the Mayor or Chairman.



Twin Falls City Council Minutes

Monday, July 6, 2026, 5:00 PM

203 Main Ave E.
Twin Falls, ID 83301

1) Call Meeting to Order/Confirmation of Quorum

Present: Mayor Jason Brown, Vice Mayor Craig Hawkins, Council Members Ruth Pierce, Christopher Reid, Nathan Murray, Cherie Vollmer & Grayson Stone.

Absent:

Staff Present: City Manager Travis Rothweiler, Deputy City Managers Mitch Humble & Gretchen Scott, City Attorney Bruce Castleton, City Clerk Amy Luna, Deputy City Clerk Rachael Long, Police Chief Matthew Hicks, Fire Chief Mitchell Brooks, Public Information Coordinator Joshua Palmer, Economic Development Director Shawn Bari gar, Parks and Recreation Superintendent Chance Munns, Public Works Director Josh Baird, CFO Breanna Howard

Mayor Brown called the meeting to order at 5:00 PM. A quorum was present.

2) Pledge of Allegiance

Mayor Brown invited all present, who wished, to recite the Pledge of Allegiance to the Flag.

3) Invocation

a) Bruce Carlson from Cornerstone Baptist Church

Mayor Brown thanked Bruce Carlson for their invocation.

4) Consent Calendar

MOTION: Council Member Reid moved to approve the Consent Calendar as presented. **Council Member Pierce** seconded the motion. The roll call vote showed all members present voted in favor of the motion, 7 to 0.

a) Request to approve City Council June 29, 2026, minutes.

b) Request to approve accounts payable June 24-July 1, 2026.

c) Request to approve 2026 April & May Wells Fargo Credit Card Summary.

d) Request for approval of a Final Plat for the Ashlee Townhomes Subdivision, a ZDA, consisting of 47 lots on 4.35 (+/-) acres c/o Rex Harding, TD&H Engineering, Inc. on behalf of Jeremy Orton. (PZ26-0083)

5) Items of Consideration

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

Public Works Director Baird requested the use of water reserve funds, not to exceed \$150,000, to utilize professional services to investigate the Canyon Springs Pump Station and adjacent water supply corridor.

Discussion ensued on the following: none

MOTION: Council Member Pierce moved to approve the request to use water reserve funds, not to exceed \$150,000, to utilize professional services to investigate the Canyon Springs Pump Station and adjacent water supply corridor. **Council Member Reid** seconded the motion. The roll call vote showed all members present voted in favor of the motion, 7 to 0.

- b) A presentation of the City Manager's Recommended Budget for FY 2026-2027 (FY 2027) followed by citizen input.
City Manager Rothweiler gave a presentation of the City Manager's recommended budget for FY 2026-2027.

Discussion ensued on the following:

Council Member Pierce thanked Travis for a great presentation.

Council Member Murray asked if we were cataloging the maintenance we have on all our assets and if we are doing proper maintenance on existing facilities.

Mayor Brown thanked Rothweiler for their presentation.

6) General Public Input

7) Advisory Board Report/ Announcements

Craig Hawkins talked about the Veterans appreciation day and watched the quilts of Valor given to five veterans.

Mayor Brown thanked the Fire Department for the Fireworks display.

8) Executive Session

- a) Request to adjourn to Executive Session pursuant to Idaho Code § 74-206(1)(b) To consider the evaluation, dismissal or discipline of, or to hear complaints or charges brought against, a public officer, employee, staff member or individual agent, or public-school student.

MOTION: Council Member Reid moved to adjourn to Executive Session 74206(1)(b) to consider the evaluation, dismissal, or discipline of, or to hear complaints or charges brought against, a public officer, employee, staff member or individual agent, or public-school student.
Council Member Pierce seconded the motion. The roll call vote showed all members present voted in favor of the motion, 7 to 0.

9) Adjournment

The regular meeting is convened into executive session at 06:16 PM. The executive session ended at 7:11 PM.

Rachael Long, Deputy City Clerk



BEFORE THE CITY COUNCIL OF THE CITY OF TWIN FALLS

In Re:	)	
	)	
<u>Final Plat Application,</u>	)	FINDINGS OF FACT,
	)	
<u>Ashlee Townhomes Subdivision</u>	)	CONCLUSIONS OF LAW,
<u>Applicant(s).</u>	)	
	)	AND DECISION

This matter having come before the City Council of the City of Twin Falls, Idaho on July 6, 2026, for consideration of the final plat of the Ashlee Townhomes Subdivision, approximately 4.35 (+/-) acres consisting of 47 lots located at 1607 Washington Street South, and the City Council having heard testimony from interested parties, having received written Findings from the Planning and Zoning Commission and being fully advised in the matter, now makes the following

FINDINGS OF FACT

1. Applicant has requested approval of the final plat of the Ashlee Townhomes Subdivision, approximately 4.35 (+/-) acres consisting of 47 lots located at 1607 Washington Street South.
2. The property in question is zoned TN-2 ZDA pursuant to the Zoning Ordinance of the City of Twin Falls. The property is designated as Town Neighborhood in the duly adopted Comprehensive Plan of the City of Twin Falls.
3. The existing neighboring land uses in the immediate area of this property are: to the north, Residential; to the south, Residential; to the east, Residential; to the west, Washington St. S/Residential.
4. The City Engineering Office has reviewed the final plat and has approved the proposed street accesses and public utility extensions, subject to availability of such services at the time of development. The developer will pay all costs of public improvements, including but not limited to streets, curb gutter and sidewalks, sewer, water and pressurized irrigation systems. The proposed development includes dedication of additional right-of-way in compliance with the Master Street Plan.

Based on the foregoing Findings of Fact and the regulations and standards set forth below, the City Council hereby makes the following:

CONCLUSIONS OF LAW

1. The final plat of the Ashlee Townhomes Subdivision, approximately 4.35 (+/-) acres consisting of 47 lots located at 1607 Washington Street South is in conformance with the objectives of the zoning ordinance and the policy for developments in Twin Falls City Code §10-1-2; 10-1-3; 10-1-4; & 10-12-2-5-B-3. Specifically, the land can be used safely for building purposes without danger to health or peril from fire, flood or other menace, proper provision has been made for drainage, water sewerage and capital improvements including schools, parks, recreation facilities, transportation facilities and improvements, all existing and proposed public improvements conform to the Comprehensive Plan.

2. The final plat is in conformance with the Preliminary Plat per Twin Falls City Code 10-12-2-5-B-2.

3. The applicant is either the property owner or has legal authority to make such application, per Twin Falls City Code 10-12-2-5-B-1.

4. There is acceptable engineering practices as established by the City Engineer, per Twin Falls City Code 10-12-2-5-B-4. Based on the foregoing Conclusions of Law, the Twin Falls City Council hereby enters the following

DECISION

The request for approval of the final plat of the Ashlee Townhomes Subdivision, approximately 4.35 (+/-) acres consisting of 47 lots located at 1607 Washington Street South is hereby granted, subject to final technical review by the City Engineer's Office and subject to the conditions which are attached as "Exhibit No. A", and incorporated by reference as though fully set forth herein. The applicant shall comply with all applicable requirements of the Adopted Standard Drawings, the Zoning Ordinance, and the City Code of the City of Twin Falls.

MAYOR - TWIN FALLS CITY COUNCIL

DATE

"EXHIBIT NO. A"

1. Subject to final technical review and amendments as required by Building, Engineering, Fire, and Zoning Officials to ensure compliance with all applicable City Code requirements and standards;
2. Subject to submittal of a final plat, submitted prior to the signing of the final plat, showing compliance with all conditions and comments in Engineering Memorandum dated June 15, 2026.



Date: Monday, July 13, 2026
To: Honorable Mayor and City Council
From: William Klaver, Senior Planner

ACTION ITEM

Request:

To confirm the reappointment of Kyndell Madsen, Randall "Cort" Johnson, and Gerardo "Tato" Munoz to the Impact Fee and Improvement Reimbursement Commission.

Time Estimate:

Approximately five (5) minutes.

Background:

Twin Falls Municipal Code 2-11-3 outlines the minimum requirements for membership. Nine voting members are required, of which a minimum of four members shall be active in the business of development, building or real estate. Currently, the Commission holds eight members due to a Commissioner moving outside our jurisdiction boundaries. Of these eight Commissioners, three terms ended in June 2026.

Kyndell Madsen has finished her first term and is willing to continue to volunteer for her second full 3-year term. Kyndell's experience as an architect provides valuable insights to development and the effects of having an impact fee or increase it.

Randall "Cort" Johnson has finished his first term and is willing to continue to volunteer for his second full 3-year term. Cort continues to provide meaningful perspectives and ask good questions to seek understanding.

Gerardo "Tato" Munoz has finished up his second full 3-year term. City Council heard and passed an Ordinance (O-2026-007), on June 22, 2026 amending City Code 2-1-1 to allow for the Council to waive the limit of two (2) consecutive full terms. This was published on July 7, 2026 and went into effect upon publishing. Staff would like to request Council to waive the term limits and reappoint Tato Munoz for a 3rd term. Tato has an abundance of history on various commissions and provides a unique perspective, asks valuable questions, and contributes to meaningful discussions.

Approval Process:

A waiver from the Council is needed to reappoint Gerardo "Tato" Munoz for a 3rd term. If a waiver is approved, a simple majority vote of the Council is needed to approve this request.

Budget Impact:

N/A

Regulatory Impact:

Approval of this request will keep the Commission in compliance with minimum member requirements. One seat is still vacant, which we hope to fill soon.

History:

N/A

Analysis:

N/A

Conclusion:

There are two decisions before the Council with this request. The first decision is whether the Council wishes to waive the term limit rules of Twin Falls Municipal Code 2-1-1 and reappoint Gerardo "Tato" Munoz to a 3rd term. Should the Council wish to do so, a sample motion may be as follows:

- **I move to waive the term limits as outlined in 2-1-1 for Gerardo "Tato" Munoz and reappointment Gerardo "Tato" Munoz for a third consecutive term on the Impact Fee and Reimbursement Commission.**

The next decision would be to appoint Kyndell Madsen and Randall "Cort" Johnson to a second term.

- **I move to appoint Kyndell Madsen and Randall "Cort" Johnson to serve their second consecutive term on the Impact Fee and Reimbursement Commission.**

Attachments:

None



Date: Monday, July 13, 2026
To: Honorable Mayor and City Council
From:

PRESENTATION

Request:

A presentation of the City Manager's Recommended Budget for FY 2026-2027 (FY 2027) followed by citizen input, Focus Areas 1,7,&8.

Time Estimate:

Background:

Budget Presentation Focus Area 1, 7, & 8 (Wendy, Kristen, Internal Org Group)

Approval Process:

Budget Impact:

Regulatory Impact:

History:

Analysis:

Conclusion:

Attachments:

None



Date: Monday, July 13, 2026
To: Honorable Mayor and City Council
From: Jonathan Spendlove, Planning and Zoning Director

ACTION ITEM

Request:

Request for approval of the PY 2026 Community Development Block Grant (CDBG) Annual Action Plan. (PZ26-0086)

Time Estimate:

15 Minutes for presentation from Staff.

Background:

This is a request to approve the PY2026 Annual Action Plan for the Community Development Block Grant (CDBG) program.

Approval Process:

Each year the City Council will approve an Annual Action Plan that was prepared in accordance with the Consolidated Plan. The Action Plan will undergo a 30-day comment period after tonight's public hearing. At the conclusion of the 30-day comment period, the plan will be revised as needed, and then submitted to HUD for review and approval.

Budget Impact:

As listed in the analysis, certain portions of the program will receive more amounts than previously predicted. Overall, the projects listed in the plan are eligible to be funded through CDBG rather than through traditional property taxes revenues.

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:

N/A

Analysis:

The PY2026 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.

This 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 will receive **\$311,413** in CDBG funding for its 2026 program year. The entirety of this program year's funding will go to the City Park Upgrades project.

City Staff conducted public meetings at the Library regarding the design of the proposed Plaza.

Furthermore, the board and plans were left at the City Library where people could place comments in a box. Overwhelmingly the comments were positive and excited about the project. To see specifics, all comments received are attached to this staff report. The draft Annual Action Plan will be available for Public Comment from July 14–August 13, 2026. All public comments will be submitted to HUD with the Annual Action Plan.

The project to be completed with the CDBG funds is the City Park Plaza project, which includes a new ADA accessible playground, the Hansen Street outdoor learning center/plaza connecting the Twin Falls Library and City Park, and improvements to the sidewalks and ADA accessible ramps on Hansen Street. The proposed project has been brought before City Council and is attached in the packet. The plan is to bid the project this Fall and start construction this early 2027. Although the CDBG funds will cover the majority of the project costs, other funds may be required to help complete the add-on projects in future years.

Conclusion:

Staff Recommends approval of the PY2026 Annual Action Plan, as presented.

Attachments:

1. PZ26-0086 Public Comments
2. PZ26-0086 Proposed 2026 Annual Action Plan

CDBG – May 19, 2026

Questions:

- How many trees will be removed?
- Will there be construction this summer?
- Where will the events be this summer? Where will they set up rides for Western days?
- What about the sidewalks?
- What are you doing with the old equipment?
- What are you doing after the plaza?
- Can you do ADA sidewalks?
- How far will Hansen be closed?
- How long will you get the money?
- Will you be able to finish the project?
- How much will it cost?
- Is this information on the website?
- Is the 100% guaranteed?
- Heather – Need sidewalk/repairs on 4th Avenue East.
- Ron Yates:
 - He stated he didn't feel like the city asked what the community wanted and just told them, asked how many people showed up to the community engagement and comment period. The community engagement process was explained to him with date timelines.
 - Does not like the plaza idea and closing the street between 4th and 5 Ave. Thinks it will create crime and drug deals.
 - He wants angled parking on 4th Ave E between Hansen St and Jerome St.
 - Asked how disturbed ground will be fixed.
 - Wants sidewalk to be up against curb on Hansen St. Does not believe saving the trees is necessary and wants people to be able to step up on curb from vehicles when parallel parked to service people who need ADA access.

Written comments left in the library comment box

- Keep the trees and shade.
- What an amazing idea that would really boost people coming downtown and bring the library more to life.
- Couldn't the Public Art feature the male and female ring-tailed hawks (Circus hudsonius)?
- Looks very cool! How many trees would need to be cut down? Love the trolley.

- There is not enough parking for the library now. You obviously don't care about the library and the proposal looks hideous.
- I want this to happen it looks fun!
- Playground for children of all ages is needed in community especially near the library.
- Enclosed park. So autistic children don't run off. Sensory friendly areas. Disability friendly. Toddler friendly. Enclosed gates.
- Looks amazing. I fully support the project.
- Right, so we are just going to ruin our downtown more.
- Native flowers and shrubs. And yay, so great and so exciting.
- Make a playground for big kids.
- Looks fantastic. Love the trolley idea.
- Would it be possible to have some shaded canopies in areas to provide shade when trees are bare or not near. A nearby drinking fountain would also be great to have.
- I would like you to put in the trolley and the older kids playground.
- I am super excited! What a great addition to our community.
- Wow. Unnecessary. Ugly, waste of money. Do better Council.
- Please include many benches around the play structure and in shady areas.
- Long awaited plans. We love the proposed idea and can't wait to see it brought to life. We've been dying for a new playground.
- I love it.
- Please don't make ugly modern looking builds. Please make beautiful old looking things. Please make a cute old fashioned gazebo. – gen z
- Where will we park for events?
- Looks very modern! Don't overspend though.
- Love the concept. Trees, train car, play area, plazas – all good. Don't even mind closing off the street. As it ties the library to the park.
- Such a great and fun idea! Truly hope it happens.
- More trees.
- Love them both, but the train office a lot of imaginative play. Excited.
- I am so excited about this plaza and park updates. I have been bringing my children to the library and city park for over a decade and this plaza provides so much more safety for the many children that use both places. And it will be safer and amazing for library programming!
- Bad idea. Takes up green space. Limits kids imagination. Good way for kids to get hurt.

- I think this will be so good! Just don't do too much at once. We still want to enjoy the park while renovating.
- It looks really fun. You should do it!
- This is a wonderful idea. Please do this for both the safety and enjoyment of our children. Thank you.
- Since the library drop-off points will be taken away, a new library drop-off should be installed on 4th Ave E. at Hansen St. Just widen 4th Ave E another 6 feet at Hansen, move the barrier back 6 feet. – Street Fisherman Keith
- Love this! Please get the street closed so kids can be safe! Great job TF!
- I love the idea. So excited. So fun.
- Build a wall.
- I think this looks like a carnival.
- This is ridiculous. Love that we are taking away actual nature and life from this place for a dumb ass playground when we already have a good one.
- Less hardscape and more grass + include splash park for kids.
- This looks so cool! I love it.
- Please close the street (Hansen) all the way up to the church. It would help the school there, the church and improve the park space.
- Water fountain.
- I think this is a cool idea.
- Absolutely stunning. I love this.
- Love the idea! Build it and make the billionaires pay for it.
- Please keep the large grassy areas intact! We need wide open green spaces.
- You don't care about the library. You need more parking form the library. The so-called plan for parking on 4th is already at a maximum. Your plans eliminate parking when you need more.
- It's going to be TOO much fun. – Bridger age 4
- Yes, please!



City of Twin Falls 2026 Annual Action Plan

August 2026

Executive Summary

AP-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. The City of Twin Falls was awarded \$311,413.00 for the PY2026 CDBG grant.

2. Summarize the objectives and outcomes identified in the Plan

This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.

The Annual Action 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

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.

This is the sixth year the City of Twin Falls will receive CDBG funds as an entitlement grantee. Each year, the city will report on its progress in meeting five-year and annual goals by preparing a Consolidated Annual Performance and Evaluation Report (CAPER). Twin Falls submitted CAPER reports in December 2021 - 2025 and will submit the next CAPER in December 2026. The city did not have any accomplishments to report in its first three CAPERS. The accomplishments from year four and five reflect the efforts made on the construction of a bathroom at the downtown LMI area park. The bathroom project was completed in May 2026 and will be part of this year's CAPER report.

The City Park project is in its next phase with the playground replacement and all access upgrades. The Environmental Review has been completed for the entire City Park project, and the city has been expending funds for the project on a consistent basis.

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

On May 19, 2026, city staff set up a presentation at the Twin Falls Library outlining current and future CDBG projects. The public was encouraged to review the project(s) and leave written input. The project boards and comment box were left in the library until the end of May. The city received many comments of encouragement regarding the city park project. A full list of comments are attached to this plan.

A public hearing on the Annual Action Plan took place at City Council on Monday, July 13, 2026. The Annual Action Plan was then posted on the city's website for public comment from July 14, 2026 – August 13, 2026. The public comments are attached to this report.

5. Summary of public comments

This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.

Public comments from both the library presentation and the 30-day comment period are attached to this report.

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 Annual Action Plan. The City reviewed comments for common and recurring themes to help establish goals and priorities. No comments or views were rejected.

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.

PR-05 Lead & Responsible Agencies – 91.200(b)

1. Agency/entity responsible for preparing/administering the Consolidated Plan

Describe the agency/entity 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	City Manager Department

Table 1 – Responsible Agencies

Narrative (optional)

Consolidated Plan Public Contact Information

Travis Rothweiler - City Manager

Jonathan Spendlove - Planning and Zoning Director

Jason Brown - Mayor

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

1. Introduction

The City of Twin Falls designed and promoted opportunities for residents and stakeholders to shape the development of the 2026 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 and a public meeting. 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 after 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(l))

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 the 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 for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS

Representative agencies, groups, and organizations that participated in the planning process for Twin Falls' 2026 Annual Action Plan are shown in the table on the following pages.

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.

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

Table 2 – Agencies, groups, organizations who participated

1	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
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Interview
2	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
	Briefly describe how the Agency/Group/Organization was consulted. 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	Developer
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis Economic Development
	Briefly describe how the Agency/Group/Organization was consulted. 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	PHA Services - Narrowing the Digital Divide
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. 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 Other government - County
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis
	Briefly describe how the Agency/Group/Organization was consulted. 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 Homelessness Needs - Veterans
	Briefly describe how the Agency/Group/Organization was consulted. 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-Education
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Families with children
	Briefly describe how the Agency/Group/Organization was consulted. 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 Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Strategy Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. 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
	Briefly describe how the Agency/Group/Organization was consulted. 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

None

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 identified 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	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 Plans 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.

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Twin Falls, Idaho Healthy Conditions Assessment (2	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

Narrative (optional)

In implementing its Consolidated Plan and Annual Action Plans, the City of Twin Falls will continue coordinating with regional organizations serving southern Idaho and relevant state agencies, including the Idaho Workforce Development Council, the College of Southern Idaho, Region IV Economic Development, the Twin Falls Area Chamber of Commerce, and others.

AP-12 Participation – 91.105, 91.200(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 held a community input session on May 19, 2026.

Advertisements for the input session 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 will hold a 30-day public comment period to receive comments on the draft 2026 Annual Action Plan from July 14 through August 13, 2026. 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 held public meetings on May 19, 2026, 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 12 residents attended the public meeting, with written comments coming in from that meeting until May 25, 2026. The City received no written comments on the draft Annual Action Plan during the 30-day comment period. The final Consolidated Plan and Annual Action Plan were presented to Twin Falls City Council on July 13, 2026.

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	Public Meeting	Minorities Persons with disabilities Residents	12 participants in person plus additional written comments	Food pantry or free library at the City Park Safer transition between library and park Additional playground area	There were no comments that were not accepted.	
2	Public Hearing	Minorities Non-English Speaking - Specify other language: Spanish Persons with disabilities Residents of Public and Assisted Housing	still waiting	still waiting	N/A	

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 Comment Period	Minorities Non-English Speaking - Specify other language: Spanish Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing	still waiting	still waiting	n/a	

Table 4 – Citizen Participation Outreach

Expected Resources

AP-15 Expected Resources – 91.220(c)(1,2)

Introduction

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	311,413.00	0.00	0.00	311,413.00	855,373.65	The City of Twin Falls CDBG programs are solely funded by CDBG allocations.

Table 5 - 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 access and livability through activities and actions that do not violate any applicable Federal anti-discrimination laws, including Title VI of the Civil Rights Act of 1964.

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

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	Citywide	Public Facility and Infrastructure Improvements		
2	Program Administration	2025	2029	Program Administration	Citywide	Program Administration		

Table 6 – Goals Summary

Goal Descriptions

1	Goal Name	Public Facilities and Infrastructure
	Goal Description	Public facility or infrastructure activity other than low/mod income housing benefit: 1000 persons assisted
2	Goal Name	Program Administration
	Goal Description	

Projects

AP-35 Projects – 91.220(d)

Introduction

The projects listed below represent the activities Twin Falls plans to undertake during the 2026 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 7 - Project Information

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

The City Park improvement project(s) is the continuation and completion of projects in the 2020-2024 Consolidated Plan and the 2025-2029 Consolidated Plan. These projects are essential to the goal of promoting a suitable living environment for the families located in the downtown LMI area of the city.

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: \$1,166,786.65
	Description	Enhancements to City Park, possibly including but not limited to improvements to playground, pathways and accessibility, outdoor learning facilities and other park components.
	Target Date	9/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	500 (+/-) families will be impacted and benefit from these activities. This park is centrally located in our LMI downtown area, which is the regional park for these families living in the downtown area.
	Location Description	Enhancements to City Park, possibly including but not limited to improvements to outdoor learning center, playground, pathways and accessibility, and other park components.
	Planned Activities	Enhancements to City Park using the total PY2026 CDBG allocation, the CDBG-CV fund balance, and the remaining funds from previous program years.
2	Project Name	Sidewalks and ADA Ramps
	Target Area	
	Goals Supported	Public Facilities and Infrastructure
	Needs Addressed	Public Facility and Infrastructure Improvements
	Funding	:
	Description	Sidewalk and ADA ramp construction in LMI neighborhoods/census tracts.
	Target Date	9/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	This program year, all grant funds will be used on the City Park Improvement Project. Sidewalks, as part of this project, may be included in this program year.

	Planned Activities	Sidewalk and ADA ramp construction in LMI neighborhoods/census tracts.
3	Project Name	Program Administration
	Target Area	CDBG Area Benefit
	Goals Supported	Program Administration
	Needs Addressed	Program Administration
	Funding	:
	Description	Administration of CDBG program.
	Target Date	9/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	This program year, the City of Twin Falls plans to use the entirety of the CDBG grant funds on the City Park Improvement project. No administrative costs will be taken this program year.
	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 8 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

During PY 2026, 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

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

Over the 2026 program year, the City of Twin Falls will continue to concentrate use of its CDBG funds on public facility and infrastructure improvements. The City does not anticipate undertaking any housing activities during the 2026 program year.

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	0
Special-Needs	0
Total	0

Table 9 - 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 10 - 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 180 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 2026 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

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 2026 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

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 indicate zoning barriers to affordable housing. In January 2026, the city passed its Uniform Development Code re-write removing lengthy public hearing requirements for many lower cost housing options throughout the city including: ADU's, townhomes, and multi-family developments. The newly adopted Uniform Development Code increases the variety of housing permitted either by right or administratively through a zoning 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.

Through the Opportunity Zone federal program, the City of Twin Falls will continue to pursue infill projects in our LMI area that gear towards affordable housing options.

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 has been re-written and, in its final version, removes the special use permitting process which should improve the developmental review process for some housing types serving persons with disabilities and the elderly. 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:

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 seek partners and assist in funding efforts for 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:

Program Specific Requirements

AP-90 Program Specific Requirements – 91.220(l)(1,2,4)

Introduction:

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(l)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	0

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	0.00%

