Twin Falls City Council
Agenda

Monday, December 7, 2020, 5:00 PM

City Council Chambers
203 Main Avenue East- Twin Falls, Idaho

Members: Suzanne Hawkins, Craig Hawkins, Nikki Boyd, Shawn Barigar, Gregory Lanting, Christopher Reid, Ruth Pierce

1) CALL MEETING TO ORDER/CONFIRMATION OF QUORUM

2) PLEDGE OF ALLEGIANCE

3) PROCLAMATIONS: None

4) CONSENT CALENDAR

   a) **ACTION ITEM:** Request to approve the Wells Fargo Credit Commercial Card for October 2020.

      By: Amy Luna, Finance Administrative Assistant

   b) **ACTION ITEM:** Request to approve the Accounts Payable for November 26 thru December 2, 2020.

      By: Amy Luna, Finance Administrative Assistant

   c) **ACTION ITEM:** Request to approve the November 30, 2020, City Council Minutes.

      By: Amy Luna, Finance Administrative Assistant

5) ITEMS OF CONSIDERATION

   a) **INFORMATIONAL:** Presentation by Joshua W. Kern M.D., Vice President of Medical Affairs, St. Luke's Health System.

      By: Travis Rothweiler, City Manager

   b) **ACTION ITEM:** Request to approve Anaerobic Digester Cleaning Service and Condition Inspection.

      By: Jason Brown, Environmental Engineer

   c) **ACTION ITEM:** Request to award a contract for the Independent Meat Lift Station Project.

      By: Lee Glaesemann, Staff Engineer

   d) **ACTION ITEM:** Request authorization to allocate up to $65,000 in additional CARES Act funds to the Twin Falls Small Business Assistance Grant Program.

      By: Mandi Thompson, Assistant to the City Manager

   e) **PRESENTATION:** Presentation by Mosaic Community Planning on the draft Consolidated Plan and Annual Action Plan being prepared for the City of Twin Falls as a requirement for Community Development Block Grant (CDBG) entitlement funds.

      By: Mandi Thompson, Assistant to the City Manager

6) GENERAL PUBLIC INPUT

7) ADVISORY BOARD REPORT/ANNOUNCEMENTS

8) PUBLIC HEARINGS

9) ADJOURNMENT

   a) **ACTION ITEM:** ADJOURN TO EXECUTIVE SESSION §74-206 (1)(b) To consider the evaluation, dismissal or disciplining of, or to hear complaints or charges brought against, a public officer, employee, staff member or individual agent, or public school student and Executive Session §74-206(1)(c) To acquire an interest in real property which is not owned by a public agency.

Any person(s) needing special accommodations to participate in the above-noticed meeting could contact Leila Sanchez (208) 735-7287 at least two working days before the meeting. Si desea esta información en español, llame Leila Sanchez (208) 735-7287.

Public Input Procedures

1. Individuals wishing to provide public input regarding matters relevant to the City of Twin Falls shall:
- Wait to be recognized by the Mayor or Chairman
- Approach the microphone/podium
- State their name, and whether they are a resident or property owner in the City of Twin Falls, and proceed with their input.

2. The Mayor or Chairman may limit input to no less than two (2) minutes. Individuals are not permitted to give their time to other speakers.

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.

* 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, November 30, 2020, 5:00 PM

City Council Chambers
203 Main Avenue East- Twin Falls, Idaho

1) CALL MEETING TO ORDER/CONFIRMATION OF QUORUM

Present: Mayor Suzanne Hawkins, Vice Mayor Ruth Pierce, Council Member Shawn Barigar, Craig Hawkins, Greg Lanting, Christopher Reid & Nikki Boyd.

Absent:

Staff Present: City Manager Travis Rothweiler, Deputy City Manager Mitch Humble, City Attorney Shayne Nope, Police Chief Craig Kingbury, P&Z Director Jonathan Spendlove, Fire Chief Les Kenworthy, Help Desk Technician Kim Hafer, Finance Administrative Assistant Amy Luna.

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

2) PLEDGE OF ALLEGIANCE

Mayor Hawkins invited members of the Youth Council to lead all present, who wished, to recite the Pledge of Allegiance to the Flag.

3) PROCLAMATIONS: None

4) CONSENT CALENDAR

MOTION: Council Member Reid moved to approve the Consent Calendar as presented. **Vice Mayor Pierce** seconded the motion. Roll call vote showed all members present voted in favor of the motion. 6 to 0

a) Request to approve the Accounts Payable November 12 -25, 2020.
b) Request to approve the Monday, November 9, 2020, City Council Minutes.
c) Request to approve the Monday, November 16, 2020, City Council Minutes.
d) Request to approve the Findings of Fact and Conclusions of Law for the Latitude 42 PUD Amendment.
e) Request to hold the Living Nativity of Twin Falls.
f) Request to hold the Joseph T. Rasch Fun Run.
g) Request to hold the 7th Annual Vietnam War Veterans Commemoration.

5) ITEMS OF CONSIDERATION

a) Presentation of a plaque and check to Mayor Suzanne Hawkins for the St. Luke's Mayor's Walking Challenge.

Michelle Bartlome from St. Luke's Magic Valley made a presentation of a plaque and check to Mayor Hawkins for the St. Luke's Mayor's Walking Challenge.

b) Presentation by Joshua W. Kern M.D., Vice President of Medical Affairs, St. Luke's Health System.

Mayor Hawkins introduced Dr. Kern, Vice President of Medical Affairs, St. Luke's Health System. Dr. Kern was unavailable, so Mayor Hawkins presented some points that he provided.

c) Request to adopt Ordinance #2020-019 for a vacation of the easement at 727 Aspenwood Lane.

P&Z Director Spendlove requested to adopt O-2020-019 for a vacation of the easement at 727 Aspenwood Lane.

Discussion ensued on the following: None

MOTION: Council Member Boyd made a motion to suspend the rules and place *Ordinance #2020-019* on third and final reading by title only under suspension of the rules. **Vice Mayor Pierce** seconded the motion. Roll call vote showed all members present voted in favor of the motion. Approved 7 to 0

Mayor Hawkins read Ordinance #2020-019 by title only.

MOTION: Vice Mayor Pierce moved to approve *Ordinance #2020-019* for a vacation of the easement at 727 Aspenwood Lane. **Council Member Reid** seconded the motion. Roll call vote showed all members present voted in favor of the motion. 7 to 0.

d) Request to approve a $3 million grant from the Twin Falls Rural Fire Protection District for a Training Facility for the Twin Falls Fire Department.

Fire Chief Kenworthy requested to approve a $3 million grant from the Twin Falls Rural Fire Protection District for a Training Facility for the Twin Falls Fire Department.

Discussion ensued on the following:
Mayor Hawkins: Asked for clarification on the facility**.**
Council Member Boyd: What is the life expectancy of this facility? **Council Member Reid**: Thanked all that have worked on this project. **Vice Mayor Pierce**: What is the timeframe for this facility?

MOTION: Council Member Reid moved to approve the request for a $3 million grant from the Twin Falls Rural Fire Protection District for a Training Facility for the Twin Falls Fire Department. **Council Member Boyd** seconded the motion. Roll call vote showed all members present voted in favor of the motion. 7 to 0.

e) Discussion and possible action on approving the use of revenue anticipation notes funding mechanism to allow for the construction of Fire Station 2 and Fire Station 3.

City Manager Rothweiler requested discussion & possible action on approving the use of revenue anticipation notes funding mechanism to allow for the construction of Fire Station 2 and Fire Station 3.

Discussion ensued on the following:
Council Member Boyd: Thanked the committee, and all involved, for their hard work on this project.
Council Member Lanting: Expressed his excitement for this project. What does it look like for Station 5 and the future? Spoke in favor of doing a bond in the future.
Council Member Reid: Thanked all for their work on this project. Spoke about the positive aspects of the Revenue Anticipation Notes.
Vice Mayor Pierce: Thanked all for their creative work on this project. Likes the flexibility of this option.
Council Member Hawkins: Thanked all again for their work.
Council Member Barigar: Thanked the initial committee for their hard work on the bond. Is a prudent use of the City's money.
Mayor Hawkins: Thanked all once again.

MOTION: Council Member Barigar moved to approve the use of revenue anticipation notes funding mechanism to allow for the construction of Fire Station 2 and Fire Station 3. **Council Member Lanting** seconded the motion. Roll call vote showed all members present voted in favor of the motion. 7 to 0.

6) GENERAL PUBLIC INPUT

7) ADVISORY BOARD REPORT/ANNOUNCEMENTS

Council Member Boyd spoke about the Airport Master Plan Board Open House to be held during December. The information is on the City's website www.tfid.org

Council Member Barigar talked about the public art commission meeting on December 1, 2020, at noon.

Mayor Hawkins spoke about the AIC virtual meeting to be held on Friday, December 4, 2020.

City Manager Rothweiler talked about the recent property tax assessments.

8) PUBLIC HEARINGS: None

9) ADJOURNMENT

The meeting adjourned at 06:23 PM

_____

Amy Luna, Finance Administrative Assistant

Date: Monday, December 7, 2020

To: Honorable Mayor and City Council

From: Jason Brown, Environmental Engineer, Environmental Engineer

ACTION ITEM

Request:

Request to approve Anaerobic Digester Cleaning Service and Condition Inspection.

Time Estimate:

10 Minutes

Background:

The anaerobic digesters at the wastewater treatment plant are a portion of the critical infrastructure in the solids handling operations. The current anaerobic digesters were constructed in 1980 and these vessels are made from reinforced concrete material. The system consist of the concrete vessels, biogas mixers, and a boiler heating system to help reduce the volume of solids and allows the city to comply with offsite land applications requirements. In order to help keep corrosive gasses from degrading the top portions of the concrete vessels, a protective coating is applied to the inside. The protective coating was most recently applied in 2010. Signs of the protective liner deterioration are being noticed by operation staff. Also, earlier this year on a site walk through as part of the asset management plan, air pockets were noticed on the exterior liner of the vessel.

In order to determine the actual condition of the protective liner and understand the condition of the concrete vessel, staff is proposing that the east anaerobic digester vessel be taken out of service in order for a condition assessment to be performed. The attached proposal is provided by Jacobs Engineering and Operations Service groups. The proposal is for the removal of biosolids, setting up scaffolding, and providing an engineering condition assessment of the liner and concrete vessel. Staff is requesting the use of wastewater reserve funds in order to complete this assessment.

Approval Process:

City Councils authorizes staff to use wastewater reserve funds to preform the anaerobic digester cleaning and condition inspection for the anaerobic digester at the wastewater treatment plant in the amount of $226,137.00.

Budget Impact:

Budget amendment is required for $226,137.00. The estimated unrestricted reserve in the wastewater fund on 12/1/2020 was $14.7 million.

Regulatory Impact:

Requires a budget amendment to the current FY 20-21 budget in the amount of $226,137.00

History:

N/A

Analysis:

N/A

Conclusion:

Staff is asking for the City Council's approval to enter into contract with Jacobs to perform the digester cleaning and condition inspection for the anaerobic digester at the wastewater treatment plant.

Attachments:

1. Twin Falls Anaerobic Digester Cleaning-Inspection Proposal_11.25.2020

Jacobs

999 W. Main St
Suite 1200
Boise, ID 83702
United States
T +1.208.383.6208

www.jacobs.com

November 25, 2020

Jason Brown, P.E.
Assistant City Engineer
City of Twin Falls
203 Main Avenue East
Twin Falls, ID 83301

RE: Proposal to Provide Anaerobic Digester Cleaning Services and Condition Inspection Services for the East Anaerobic Digester

Dear Jason:

Jacobs is pleased to provide this proposal to provide anaerobic digester cleaning services and condition inspection services for the East Anaerobic Digester at the City's wastewater treatment facility. Included in this proposal is a brief background of the problem as we understand it and our proposed scope of work and cost estimate to complete the work.

The digester cleaning and scaffolding work will be subcontracted and administered through our Operations contract with the City. The digester condition inspection work will be performed in accordance with the Master Agreement for Professional Services between the City and Jacobs.

Please let me know if you have any questions regarding this proposal. Jacobs is prepared to execute the work immediately upon receiving authorization. We appreciate the opportunity to assist the City in its mission to provide wastewater services to the community.

Sincerely,

Paul Woods, PE
Senior Environmental Engineer

John Barker, PE
Client Account Manager

Proposal to Provide Anaerobic Digester Cleaning Services and Condition Inspection Services for the East Anaerobic Digester

The City owns and operates a wastewater treatment facility that serves residential, commercial and industrial customers of the City of Twin Falls. A key component of the City's wastewater treatment facility is the anaerobic digester system consisting of two concrete anaerobic digesters, a biogas mixing system and a biogas boiler system for heating. The digester system benefits the wastewater treatment process by reducing the volume of solids that need to be taken offsite as part of the treatment process as well as conditioning the solids to enable direct land application and beneficial re-use. Together, these functions dramatically reduce the cost of wastewater operations and are a key component of wastewater treatment that benefits the entire community.

The circular anaerobic digesters were constructed in 1980 out of reinforced concrete for both the sidewalls and the roof structure. The biogas headspace of each digester is the top portion of the enclosed tank where biogas generated from the liquid level in the bottom section of the tank collects and is removed to feed the boiler heating system. The biogas headspace relies on a coating material to protect the concrete and reinforcing steel from the corrosive biogas. The biogas coating material was most recently re-applied in 2010 and is at the end of its useful life. In addition, operations staff have observed detached pieces of the liner in material removed from the digester in recent operations and portions of the external liner on the lid surface indicate that biogas may be penetrating through the inner liner.

Determining the condition of the roof structure of the digester is urgently needed in order to make an informed decision on the extent of the repairs needed to preserve the useful life of this important asset and maximize value to the ratepayers. The outcome of this work will be a recommendation on whether the digester will need structural repairs prior to relining or if it can be relined only. The detailed scope of work is described below.

Scope of Work

The proposed scope of work will consist of the following tasks:

1) Using a third-party contractor, conduct a thorough cleaning of the East Digester to allow inspection.
2) Using a third-party contractor, erect scaffolding within the East Digester after cleaning to allow for a detailed inspection and condition assessment.
3) Conduct a detailed liner and structural condition inspection including a corrosion assessment.

Task 1: Digester Cleaning

Prior to conducting cleaning services, Jacobs will lower the level of the digester to the maximum extent possible. The scope of work will consist of removal of the remaining material and pressure washing all surfaces within the digester. Material removed from the digester will be conveyed to the onsite solids separation system for processing. No offsite disposal of material is anticipated with the scope of work. Jacobs solicited bids from three third-party contractors to perform digester cleaning services and was able to qualify two bidders as meeting the experience and safety requirements necessary to perform the work.

Task 2: Scaffolding Installation and Removal

Jacobs will subcontract scaffolding installation and rental to allow for adequate access to complete the condition inspection. We have included the cost for installation and removal of the scaffolding and a rental period of 6 months. If the work concludes prior to the 6-month rental, the total rental cost will be less than approved in this proposal. The minimum rental period is 56 days. Given the specialized nature of the work, we were only able to identify one qualified bidder.

Task 3: Structural and Corrosion Inspection

Jacobs will engage our structural and corrosion team members to conduct a condition inspection of the digester. Corrosion inspection of structural steel embedded in reinforced concrete is a highly specialized field of practice. Jacobs will mobilize our staff specialist out of Seattle to perform this work. In addition, a structural engineer specializing structural stability and the Project Manager, both based out of Boise, will mobilize to the site for the inspection. Once onsite, the team anticipates completing the inspection in a single 8 to 10-hour day. Prior to mobilizing to the site, a detailed Health and Safety Plan will be prepared which will outline safe inspection procedures while inside the digester.

Following the inspection and prior to conducting additional work, Jacobs staff will arrange an online meeting with City staff to discuss the findings and to determine the path forward. This includes participation from a senior corrosion inspection staff member who previously conducted a corrosion inspection of this digester. For the purposes of this proposal, Jacobs is assuming that the concrete condition is sufficient to support another lining of the biogas headspace to support another 10 years of operation. Jacobs staff will prepare a stand-alone report outlining the findings of the corrosion and structural inspection, as well as a separate set of detailed specifications outlining the methods of concrete surface cleaning/preparation along with new liner performance and application criteria. These specifications will be developed to allow for immediate bidding of the project and implementation of liner replacement while the scaffolding is still in place within the digester. If the inspection reveals that the condition of the concrete is not sufficient to support a simple liner replacement, the effort to develop detailed specifications will not be initiated and a new plan and scope will be developed with City staff.

Compensation

Tasks 1 and 2 will be contracted and performed in accordance with the Operations contract between Operations Management International, Inc. a wholly owned subsidiary of Jacobs Engineering Group Inc. (Jacobs) and the City, dated June 11, 2014. For Task 1, the estimated cost to perform the work is our lowest responsive third-party bidder plus our markup consistent with the referenced agreement. A copy of the bid is attached to this proposal is included in Attachment 1. For Task 2, a copy of the only qualified bid is attached to this proposal in Attachment 1. Task 3 will be performed in accordance with the Master Agreement for Professional Services between the City and CH2M HILL Engineers, Inc., a wholly owned subsidiary of Jacobs Engineering Group Inc. A summary of the costs for Tasks 1 through 3 is provided below:

Task 1: $46,939 (Digester Cleaning) plus 15% markup	= $53,980
Task 2: $69,238 (Scaffolding installation and removal) plus 15% markup	= $79,624
(155 days of scaffolding rental@$325/day plus tax) plus 15% markup	= $61,407
Task 3: Digester Inspection & Reporting	= $31,126
Total Proposal Cost	**= $226,137**

Authorization

Jacobs is prepared to execute the work immediately upon receiving authorization to proceed by signing below. We appreciate the opportunity to assist the City in its mission to provide wastewater services to the community.

City of Twin Falls	**CH2M HILL Engineers, Inc.**
Name: _____	**Name**: John Barker, P.E.
Signature:_____	**Signature:**
Title:_____	**Title: Vice President, Client Account Manager**
Date:_____	**Date**: 11/25/2020

Attachment 1

Subcontract Quotations

FloHawks
Plumbing + Septic
CELEBRATING 50 Years NORTHWEST CASCADE, INC.

P.O. Box 73399
Puyallup, WA 98373
P: 253-446-8485
F: 253-848-2399
FloHawks.com

Estimate 86738635
Job 66114450
Estimate Date 9/10/2020
Customer PO

Billing Address
Jacobs *COD*
350 Canyon Springs Road
Twin Falls, ID 83301 USA

Job Address
Jacobs *COD*
350 Canyon Springs Road
Twin Falls, ID 83301 USA

Estimate Details

DIgester cleaning : Digester cleaning

Task #	Description	Quantity	Your Price	Your Total
N-SPMP	Flohawks proposes to Provide equipment and materials to slurry, pump and move up to 130,000 gallons of digester material from 1 digester to drying beds onsite (up to 700 feet away from digester)	1.00	$46,939.00	$46,939.00
N-SPMP	Customer to provide 2" water, and 3 phase power onsite Customer to have all access ports removed	1.00	$0.00	$0.00

Sub-Total	$46,939.00
Tax	$0.00
Total	$46,939.00

Please pay from this invoice. Terms: due 30 days from invoice date. Delinquency Charge 1% per month.

Notes and Exclusions:
Bid is good for 30 days.
Price includes no landscape restoration
Customer is responsible to provide clear access
Price based on cash/check payment, please add 3% for credit card payment

Northwest Cascade, Inc. is hereby authorized to furnish all materials and labor required to complete the work described above for the price and upon the terms and conditions stated above and upon those ADDITIONAL TERMS that are printed on the additional attachment to this proposal.
Customer acknowledges having read, understood, and received a copy of the ADDITIONAL TERMS (which include an INDEMNITY PROVISION relating to HAZARDOUS SUBSTANCES) as well as the statutory NOTICE TO CUSTOMER that is also printed on the attachment.

Customer Acceptance_____date_____

Printed Name_____

ADDITIONAL TERMS
The contract price does not include cost of permits, required county reporting fees, or street repair or state sales tax unless specifically listed on the contract. We are not responsible for unknown or unmarked utilities. This proposal is subject to our approval of your credit report for which you authorize us to apply. The entire contract price shall be paid upon completion of the work and presentation of an invoice, and if work extends beyond one calendar month, we will be entitled to monthly progress payments for work completed and materials delivered to the job site during the month. If you do not make payment within 30 days of the date of the invoice, you agree to pay a delinquency charge of 1% per month on the delinquent amount from and after the due date. No offsets or deductions from the contract price shall be permitted. If the contract price is not paid as agreed and if collection proceedings or a suit is started, then you agree to pay all costs incurred by us, including all costs of suit and a reasonable attorneys fee as determined by the court.
Any alteration or deviation from the scope of work described in this proposal that requires additional material or labor will result in an extra charge over the stated price. All of the work will be completed in a workmanlike manner according to standard practices on a timely basis, barring an act of God, labor strikes or labor disputes, unavailability of

materials, or other causes beyond our control. WE MAKE NO OTHER WARRANTY RESPECTING OUR WORK, EXPRESS OR IMPLIED. Under no circumstances shall we
be liable for consequential damages including, without limitation, damages for rental expenses or for loss of use, opportunity, income, profit, sales, business, financing, or reputation.
You agree to indemnify us, our officers, directors, employees, subcontractors and agents and hold them harmless from any claim, liability, loss, cost (including reasonable attorney's fees), fine, penalty or other expense that may occur or be claimed by or with respect to any person or property and resulting from the presence of any HAZARDOUS SUBSTANCE in or on the job site, or from the movement, handling, transporting or disposal by them of any HAZARDOUS SUBSTANCE located in or on the job site, as
required or permitted by the contract, provided that this indemnity obligation shall not apply if the presence of the HAZARDOUS SUBSTANCE was caused by us. The term
HAZARDOUS SUBSTANCE, as used herein, shall mean any hazardous, toxic or dangerous substance, waste or material or petroleum product which is or becomes regulated under any federal, state or local statute, rule, regulation or ordinance now or hereafter in effect pertaining to environmental protection, contamination or cleanup.
NOTICE TO CUSTOMER
(Given Pursuant to R.C.W. 18.27.114)
Northwest Cascade, Inc., is registered as a general contractor with the state of Washington, registration no. NORTHC1148BG, and has posted with the state a bond of $12,000 for the purpose of satisfying claims against us for breach of contract including negligent or improper work in the conduct of our business. The expiration date of our registration
is stated on the first page of your contract. THIS BOND MIGHT NOT BE SUFFICIENT TO COVER A CLAIM THAT MIGHT ARISE FROM THE WORK DONE UNDER YOUR
CONTRACT. This bond is not for your exclusive use because it covers all work performed by us. The bond is intended to pay valid claims up to $12,000 that you and other customers, suppliers, subcontractors, or taxing authorities may have.
FOR GREATER PROTECTION YOU MAY WITHHOLD A PERCENTAGE OF YOUR CONTRACT. You may withhold a contractually defined percentage of your construction
contract as retainage for a stated period of time to provide protection to you and help insure that your project will be completed as required by your contract.
YOUR PROPERTY MAY BE LIENED. If a supplier of materials used in your construction project or an employee or subcontractor of ours or one of our subcontractors is not paid, your property may be liened to force payment and you could pay twice for the same work. FOR ADDITIONAL PROTECTION, YOU MAY REQUEST THAT WE PROVIDE YOU WITH ORIGINAL LIEN RELEASE DOCUMENTS FROM EACH SUPPLIER OR SUBCONTRACTOR ON YOUR PROJECT. We are required to provide you with further information about lien release documents if you request it. General information is also available from the state Department of Labor and Industries.

Sign:---------- Date:----------

Print: ----------

BRANDSAFWAY SOLUTIONS, LLC
2000 CENTURY WAY
BOISE, ID 83709
Phone: (208) 377-0855
Fax: (208) 377-0951

Customer: JACOBS
ATTN:
P.O. BOX 5158
TWIN FALLS, IDAHO 83303-5158
TWIN FALLS, ID
Contact Phone:
Contact Fax:

Jobsite: TWIN FALLS WWTP- ANEROBIC DIGE
350 CANYON SPRINGS RD WEST TWI
TWIN FALLS, ID 83301
Contact: STITES, HARRY
Phone: (208) 316-5096

Quotation No: 2156	Quote Date: 9/29/20	Opportunity # 763588	Sales Rep: SEAN HATTON

Broken out as:

Scaffolding

Total Bid Rental	$8,961.35
Hard Costs:	$11,385.00
Total Labor	$40,572.00
Freight:	$4,400.00
Scaffolding Total	**$65,318.35**

Equipment Weight: 77,829.60 Lbs.

* Taxes Not Included

Total:

Quotation Sub-Total:	$65,318.35
Tax Amount:	$3,920.00
Grand Total:	**$69,238.35**

Scaffolding - Description of Work

Stites, Harry/TWI
Harry.Stites@jacobs.com
Asst. Project Manager
O:1.208.734.9934

Scope of work:
1) Systems scaffolding platform providing access to ceiling and top 10' of perimeter walls (subject to the attached preliminary design)
2) 2- Rolling towers (7' and 14') provided on top of scaffolding platform
Forklift to be provided by BrandSafway for prestaging and loading/ unloading trucks.
Rental pricing is provided for the 1st 28 days and subject to 56 day min duratiol.

Preliminary pricing subject to scheduling and equipment availability:
This quote includes the first 28 days of equipment rental and the labor to erect (one mobilization) and dismantle (one mobilization) _____. Scaffolds will have appropriate guard rail, toe boards, and ladder access. Unless specifically stated otherwise, the scaffold will be rated Light Duty (25 psf).

Scaffolding - Additional Terms and Conditions

Additional rental beyond the initial 28-day cycle will be $325.00 per day. Upon completion of the scaffold, BrandSafway will tag the scaffold stating whether or not the scaffold is ready to use and what hazards exist. Any person making alterations to the scaffold will assume liability for such actions.

Quote based on BrandSafway working Monday through Friday between the hours of 7 am and 5 pm without delays, interruptions or changes. Straight Time hours are for the first 8 hours of a shift. Overtime rates apply after first 8 hours of shift and 40 hours in a week. Overtime rates apply to all Saturday hours. Double Time rates apply to all Sunday and holiday hours. Quote includes standard PPE such as harness, lanyards, hard hat, gloves, and steel toe boots. Any special PPE will be charged at Cost + 10%. Taxes are not included in this quote and will be invoiced as applicable. Quote is subject to availability and scheduling.

Customer responsible for the following:
- Acceptance of this quote stipulates the customer has verified: a) The structure will support the loads imposed by the scaffold, b) The scaffold is adequate to support the intended loads, and c) A sufficient base / grade is provided for the scaffold.
- Obtaining any applicable permits / facility parking, that may be required, prior to BrandSafway mobilizing for project.
- An area clear of all impediments prior to BrandSafway arriving on site.
- Unobstructed access to the work area and will provide a laydown area immediately adjacent to the erection / dismantle point.
- Unobstructed access to the elevator / hoist per BrandSafway need.
- Removal of excessive snow and ice removal before BrandSafway arrives on site.
- Repair of tie points, should it be necessary to tie the scaffold to the structure per OSHA requirements.

BRANDSAFWAY SOLUTIONS, LLC
2000 CENTURY WAY
BOISE, ID 83709
Phone: (208) 377-0855
Fax: (208) 377-0951

Description of Work / Additional Terms and Conditions

(Continued from page 1)

- Forklift / Crane and operator to unload / load BrandSafway trucks and pre-stage material at desired locations OR man hours to manually unload / load BrandSafway trucks will be billed at the delay rate mentioned below.

Other Notes:

- Equipment rental shall commence at the time when the equipment is shipped from BrandSafway facility
- Change Orders, modifications, or delays (which may include weather impacts such as snow, ice, heavy rain, lightning, high winds, etc.) will be billed as follows: $45 per man hour rate for straight time, $63 per man hour for any overtime, and $80 per man hour for any double time.
- This quote is subject to mutually agreed upon Terms & Conditions or BrandSafway standard Terms & Conditions

Please Note:

1. All quotes are subject to all terms and conditions referred to in the BRANDSAFWAY SOLUTIONS, LLC rental/sales agreement.
2. All quotes subject to state, federal and local taxes.
3. All quotes are valid for 30 days unless otherwise noted.
4. This quote is contingent on approval of the CUSTOMER's credit.
5. Standard rental rates are based on a 28 calendar day (4 week) month.

I have read the attached terms and conditions and agree to them as stated herein:	
By BRANDSAFWAY SOLUTIONS, LLC Date	Accepted Date
Title	Title

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Important Safety Guidelines

Safety is everyone's responsibility. BrandSafway Solutions LLC's (hereinafter the "Company") equipment is designed and manufactured with the user in mind. The care that goes into each piece of equipment, however, cannot offset carelessness on the part of the user. Follow these safety guidelines in order to help prevent injury and to reduce unnecessary risk.

1. **Competent Person.** Scaffold must be erected, used, moved, and disassembled only under the direction of a Competent Person. The customer is responsible for following any and all applicable federal and state occupational safety and health laws, rules, regulations and ordinances in addition to applicable city, county or local codes and specific rules with regard to Competent Person and inspection requirements for scaffolds.

2. **Modification.** Any modification or relocation of scaffolding equipment and its components by the customer, contractor or any subcontractor using the scaffold, is done solely at the customer's risk and should comply with, and according to, any and all federal and/or state occupational safety and health laws, rules, and regulations, in addition to applicable city, county, or local codes. The equipment shall only be used for the purposes for which it was designed.

3. **Training.** The customer is responsible for providing any and all required scaffolding training for its employees and any other users of scaffolding equipment, other than the employees of the Company and any of the Company's subcontractors.

4. **Hazardous Materials.** Please notify the Company of the potential for exposure of either the Company's employees or the Company's equipment to any hazardous materials including, but not limited to, asbestos, lead, arsenic, chemicals, and flammable materials. The Company and/or the customer may be required to perform industrial hygiene monitoring to measure potential exposure to such materials.

5. **Confined Space.** Please notify the Company if any of the Company's employees will be working in a confined space and inform the Company whether the confined space is permit-required. According to federal and state occupational safety and health laws, the customer is responsible for providing any and all required confined space training for its employees and any other users of scaffolding equipment in the confined space, other than the employees of the Company and any of the Company's subcontractors.

6. **Lock-out/Tag-out.** According to federal and state occupational safety and health laws, the customer is responsible for ensuring that all mechanical equipment, electrical circuits, or vessels containing chemicals or pressurized fluids which are located in the immediate vicinity of the work areas are de-energized or rendered inoperative prior to work, and that proper tags and/or locks are attached to all points where such equipment can be energized.

7. **Special Equipment.** Please notify the Company if any specialized equipment including, but not limited to, special tools, lighting, or protective equipment is required for this project prior to the Company's commencement of work on the project.

8 **Accident Notification.** Please notify the Company immediately of any accident involving the equipment and/or any accident causing injury, death or property damage that is related to, or is alleged to be related to and/or caused by, the equipment in any way.

Understanding and following these safety guidelines will improve safety for all workers on the jobsite. If there are any questions regarding these provisions, or if you need assistance in obtaining additional training for your employees, please contact a Company representative immediately.

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Any project-specific terms and conditions set forth in BrandSafway Solutions LLC, its affiliates or subsidiaries (hereinafter the "Company") quote or other documentation related to this project or order shall control in the event of a conflict with these Standard Terms and Conditions ("Terms").

1. Definitions. As used herein, the following terms shall have the following meanings. *"Agreement"* shall mean these Standard Terms and Conditions and any project specific or additional terms and conditions contained in a Company quote or other Company-provided documentation related to this project or order. *"Confidential Information"* means, without limitation, Company's trade secrets, customer lists, customer purchasing histories and plans, costs, budgets, acquisition strategies, policies, procedures, methods of operation, pricing, marketing plans, financial information, personnel or employee information, compensation programs, vendor sources, vendor identities and capabilities, manufacturing processes, research, engineering data, designs and drawings, design standards, formulas, contemplated or new product or service developments, computer software and programs, inventions, improvements, together with third party information Company holds in confidence. *"Customer"* means the party designated as such and, if different, the entity that is responsible for ordering the Equipment or Services. *"Equipment"* means all equipment identified in this Agreement or provided to the Customer by Company. *"Loss"* means the loss, destruction, theft of, or damage to, any Equipment, excepting normal wear and tear. *"Parties"* means Company and the Customer together. *"Party"* means Company or Customer individually, as the context requires. *"Rental Period"* means the period commencing when the Equipment is picked up by Customer at a Company facility or it leaves a Company facility transported to Customer and ending when the Equipment is received at the Company facility designated to receive the Customer's return of the Equipment. *"Services"* means services provided to Customer by Company, including, but not limited to, engineering, labor, and training services.

2. **Agreement Effectiveness.** Price quotations are valid for ninety (90) days. The Agreement is conditioned upon Customer's credit approval.

3. **Scope.** The scope of work to be provided by the Company to the Customer is set forth in this Agreement. Unless otherwise agreed in writing, Customer is responsible for: (1) determining or verifying the bearing capacity of floors, roofs, walls or any other structure or location upon which the Equipment will be located; (2) ensuring that the ground or structure upon which the Equipment will be placed is level, clearof debris and obstruction, and capable of withstanding the total load imposed by the Equipment and any materials and personnel upon the Equipment; and (3) any taxes, licenses, or permits that may be required as a result of the Equipment or Services to be provided by the Company. If Customer fails to satisfy its obligations under this Section, Customer is responsible for any resulting extra costs incurred by Company or others. If Company decides, in it's sole discretion, to provide Equipment, Services, or other assistance to satisfy Customer's obligations hereunder, then Customer shall be responsible for all direct or indirect costs incurred by Company. The Agreement price constitutes the price for only those items of Equipment and/or Services expressly set forth herein. Any additional equipment or services beyond those expressly set forth in this Agreement will constitute extra work and Customer is responsible for all costs and charges associated therewith. If Customer is unsure what costs or charges are included in the price, then Customer bears the responsibility for requesting clarification from Company. Customer shall compensate Company in a timely fashion for any extra work performed as requested orally or in writing by the Customer. If there is no prior agreement between the Parties as to the extra cost and charges, Company shall be entitled to reasonable compensation for any additional work performed, including profit and overhead.

4. **Credit and Payment.** If requested by Company, Customer shall complete and return to Company a credit application. Payment terms are net thirty (30) days from the date of the Company's invoice. A monthly service charge of the lesser of 1.5% or the maximum amount allowed by law will be assessed on all past due accounts. Company may issue progress billings during the term of the project. Nothing herein limits Company's rights under any bond or lien law. Company may recover and Customer is responsible for all costs of collection, including filingand service costs, expert and mediation fees, court and litigation out-of-pocket expenses and attorney's fees related to Customer's failure to pay within terms.

5. **Default and Termination.** Customer is in default under this Agreement if any of the following occur: (1) Customer fails to pay Company as agreed; (2) Customer fails to procure or maintain any required insurance coverage; (3) Customer becomes insolvent or any proceeding in bankruptcy or receivership is commenced; (4) a termination or liquidation of Customer's business ocurrs; or (5) Customer is in breach of any terms or conditions of this Agreement. In the event of default by Customer, Company has the right to remove Equipment, stop performing on the project, terminate this Agreement, and/or seek any other remedy available to Company in law or equity. Customer shall bear all costs and/or expenses (including reasonable attorney's fees) incurred by Company as a result of the Customer's default.

6. **Waiver of and Limitations on Damages.** Neither party shall be liable to the other party for lost profits, indirect, incidental, liquidated or consequential damages arising out of or relating to this Agreement.

7. **Notice.** Any notice or other communications required to be given must be sent by (a) first class mail to addresses of the parties listed or any other address communicated in writing, or (b) email.

8. **Work Schedule.** Unless otherwise agreed to by the Parties, Company requires reasonable lead time from the date of the receipt of this Agreement prior to Company's commencement of its performance. This Agreement comtemplates Company's personnel working without interruption or interference. Should Company be interrupted or delayed during its performance of the Services, the agreed job schedule will be revised accordingly and additional charges will apply. Company gets reasonable lead time to implement any agreed-upon change in the scope of work. Under no circumstances shall Company be liable for charges for delays exceeding 50% of the value of the services performed hereunder. All claims for losses, damages, back charges or offsets by Customer shall be promptly submitted to Company in writing.

9. **Storage.** If requested or necessary, Customer shall provide Company with a jobsite Equipment storage area at no charge.

10. **INDEMNITY.** **EACH PARTY AS INDEMNITOR SHALL DEFEND, INDEMNIFY AND HOLD THE OTHER PARTIES HARMLESS AGAINST ALL CLAIMS, ACTIONS, EXPENSES, DAMAGES, LOSSES AND LIABILITIES, INCLUDING ATTORNEY'S FEES AND EXPENSES FOR PERSONAL INJURIES (INCLUDING DEATH) AND/OR PROPERTY DAMAGE ARISING FROM THIS AGREEMENT, OR COMPANY'S EQUIPMENT AND SERVICES, OR THE USE OR MISUSE OF COMPANY'S EQUIPMENT, BUT ONLY TO THE PROPORTIONATE EXTENT SUCH CLAIMS, ACTIONS, EXPENSES, DAMAGES, LOSSES AND LIABILITIES ARE CAUSED BY THE NEGLIGENT ACTS OR OMISSIONS OF THE INDEMNITOR OR ANYONE DIRECTLY OR INDIRECTLY EMPLOYED BY IT. INDEMNITY IS ALSO PROVIDED FOR ALL NECESSARY EXPENSES, ATTORNEYS' FEES AND COSTS INCURRED IN THE NON-JUDICIAL OR JUDICIAL ENFORCEMENT OF ANY PART OF THIS INDEMNITY OBLIGATION. AS PART OF THE INDEMNITITES IN THESE ARTICLES, THE PARTIES, ON BEHALF OF ITS INSURER(S) EXPRESSLY WAIVES ANY IMMUNITY AVAILABLE TO IT UNDER APPLICABLE WORKERS' COMPENSATION LAWS OR APPLICABLE STATE CONSTITUTIONAL PROVISIONS WITH RESPECT TO INJURY OR DEATH TO ANY OF ITS EMPLOYEES BUT ONLY TO THE EXTENT NECESSARY TO GIVE FULL EFFECT TO THE PURPOSE AND INTENT OF SAID INDEMNITY.**

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11. **Incident Notification.** Customer shall notify Company immediately of any incident or accident that involves (or potentially involves), directly or indirectly, the Equipment or Services and that results (or may result) in death, personal injury, loss, property damage or an event that triggers (or may trigger) either party's indemnity obligation. In addition, Customer shall notify Company of any inspection/investigation by OSHA or other similar enforcement agency regarding the Equipment or a work site where the Equipment is located. Customer shall fully cooperate with Company to limit the extent of any Losses or damages resulting from such incidents. Customer shall also cooperate with Company during Company's investigation, testing or analysis of any such incident and understands that time is of the essence after an incident to promptly investigate and protect the physical evidence (including the taking of photographs and other measures to prevent the spoliation of physical evidence.) Customer is deemed to have knowledge of the incident from the time that Customer (its employees, agents, representatives, contractors, subcontractors, suppliers, vendors, or other parties who report to the Customer) learns of the incident or accident.

12. **Compliance with Laws.** Each party agrees to comply with all applicable laws, rules and regulations ("Laws") **AND SHALL DEFEND AND INDEMNIFY THE OTHER PARTY FOR ITS FAILURE TO COMPLY WITH SUCH LAWS.**

13. **Venue and Governing Law.** The Terms of the Agreement are to be construed and enforced in accordance with the laws of the State in which the project is located.

14. **Technical Information.** Where Company has provided Customer with technical data, drawings, information or specifications for use of Company's Equipment ("Techincal Information"), the following apply: a) **CUSTOMER AGREES TO DEFEND, INDEMNIFY AND HOLD COMPANY HARMLESS AGAINST AND FROM LIABILITY OR CLAIM FOR DAMAGE OR INJURY SUSTAINED BY REASON OF DEVIATION IN WHOLE OR PART FROM SUCH TECHNICAL INFORMATION;** b) all Technical Information remains Company's property and may not be used on any other project without its express written consent; and c) all notes, note sheets, specifications, and other information provided with Company's drawings are part of this Agreement.

15. **Standard of Performance/Warranty.** Company provides its services with the care and skill ordinarily used by similar persons operating under similar circumstances. For permanent work, Company warranties its goods and Services for a period of one year from completion by Company. Company makes no other express or implied warranties, including the implied warranty of merchantability or fitness for a particular purpose and Customer waives the same. Company is not responsible for a claim or demand in respect to any technical information, opinion, data, drawings or specifications unless marked or stamped by a Professional Engineer engaged by Company.

16. **Information Supplied by Others.** Company is entitled to rely upon information supplied by or through Customer. Customer represents and warrants that the information it supplies is accurate, complete, and appropriate for the Project and Company's scope of work. **CUSTOMER AGREES TO DEFEND, INDEMNIFY AND HOLD COMPANY HARMLESS FROM ANY AND ALL COSTS, EXPENSES, DAMAGES, LIABILITIES, CLAIMS, AND CAUSES OF ACTION, INCLUDING REASONABLE ATTORNEY'S FEES, ARISING OUT OF OR RELATED TO ANY ERROR, INACCURACY OR DEFECT IN THE INFORMATION SUPPLIED BY CUSTOMER OR ON CUSTOMER'S BEHALF TO COMPANY.**

17. **Assignment.** Customer shall not assign this Agreement to any third party without Company's prior written consent.

18. **Hoisting.** All hoisting and lifting of material to heights above 10' require that Customer provide a crane or other means of mechanical lifting; this also includes the provision of a forklift, if necessary. Unreasonable delays to loading or unloading by Company will be recorded and are considered reimbursable stand-by time.

19. **Substitution of Equipment.** In the event the proposed Equipment is unavailable to support Customer's schedule, Company reserves the right to substitute Equipment that performs the same function.

20. **Equipment Loss or Damage.** Customer is responsible for any Loss during the Rental Period. Regardless of whether or to what extent the Customer is responsible for the Loss, Customer shall promptly pay to Company a sum equal to Company's current list price plus handling charges for all lost Equipment unless the Loss is attributable solely to Company's negligence. For safety reasons, damaged Equipment must be returned to Company, and Company shall not return any such Equipment to Customer, regardless of any replacement costs incurred or paid by Customer.

21. **Inspection.** Upon receipt of Equipment, Customer shall inspect its condition and quantity. If the Equipment count is incorrect or if the Equipment received is damaged, Customer shall notify Company in writing within 48 hours. If the Equipment is not in good condition or repair at the time of delivery, then Customer shall not use the Equipment and immediately notify Company of any defects or other issues. If the Customer does not inspect and count the Equipment when received, the Customer is deemed to have accepted the quantity as shown in Company's shipping documents as correct and, in addition, accepts that the Equipment is in good, operating condition, and fit for its intended use.

22. **Use and Maintenance of Equipment.** Customer expressly agrees that it will erect, dismantle, modify and/or use the Equipment in a safe and proper manner that is consistent with all applicable federal, state and/or local statutes, regulations and ordinances and accepted industry practices, including any instructions provided by the Company. Customer will, at all times during the Rental Period and at its own expense, maintain the Equipment in good working condition, excepting ordinary wear and tear caused by proper use. Any modification or relocation of scaffolding equipment and its components by the Customer, its other contractors or any subcontractor using the scaffold, it is to be donely solely at the Customer's risk and should at all times be compliant with all federal and/or state occupational safety and health laws, rules and regulations and applicable city, county, or local codes. The Equipment shall be used only for the purposes for which it was designed. **IT IS UNDERSTOOD THAT THE USE OF SCAFFOLDS PROVIDED HEREUNDER SHALL BE USED IN ACCORDANCE THEREWITH, OTHERWISE CUSTOMER AGREES TO INDEMNIFY AND HOLD HARMLESS COMPANY FROM ANY CLAIMS AND COST ARISING OUT OF DEVIATION FROM SUCH PROPER USE.** Company has the right at any time to enter the site where the Equipment is located for purposes of inspecting the Equipment.

23. **Title to Equipment/Location.** Title to the Equipment shall remain with Company. The Equipment shall not without Company's prior written consent, be removed from the site designated by the Customer in its order and shall not be intermingled, connected or used with any equipment belonging to others. Company reserves the right, at any time, to file or register its ownership interest and/or title in or to the Equipment as may be permitted by law.

24. **Access to the Work Site.** Company shall have complete access to perform its work as outlined in the attached proposal and Customer agrees to the following: to provide a firm foundation for the scaffold or shoring; to provide a sufficient storage area within a reasonable distance of the work; to maintain traffic patterns in a manner that facilitates Company's work sequence, including any lane closures; to permit utilizationof the crane as needed at no cost to the Company; to obtain permission to tie into the face of the building and the ability to make a sufficient number of ties; to remove any glass, windows, grit or other items which must be removed prior to erection and replace the same following dismantling;and to provide barges, boats and personnel for over-water work.

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25. **Contaminated Equipment.** Customer shall fully clean and decontaminate, in a manner satisfactory to Company, all Equipment exposed to materials containing lead, asbestos, radiation, toxic or hazardous substances, or any other materials that may reasonably represent a hazard to human health or would preclude or limit the Equipment's future use. Upon Company's request, Customer shall document confirmation that such cleaning and decontamination has occurred. Should any Equipment be returned to Company without being cleaned or decontaminated, the Customer shall, at Company's sole option, either (1) clean and decontaminate the Equipment at Customer's sole cost (including all transportation costs associated therewith), or (2) reimburse Company for all reasonable costs incurred by Company in connection with cleaning and decontaminating the Equipment or engaging a third party to clean and decontaminate the Equipment. Should any Equipment be unable to be cleaned or decontaminated to Company's reasonable satisfaction. Customer will pay to Company its current list price plus handling charges for all such Equipment. **IN ADDITION, CUSTOMER SHALL INDEMNIFY COMPANY FROM AND AGAINST ALL DAMAGES RESULTING FROM OR RELATING TO CUSTOMER'S FAILURE TO PROPERLY AND ADEQUATELY DECONTAMINATE THE EQUIPMENT.** For health and safety reasons, contaminated Equipment must be returned to Company by Customer, and Company is not obligated to thereafter return any such Equipment to Customer, regardless of any cleaning, decontamination, or replacement costs incurred or paid by Customer pursuant to this Section.

26. **Force Majuere.** Company is not responsible for any delay in the performance of Services or failure of Equipment if and to the extent such delay or failure was caused by an event or occurrence beyond Company's reasonable control and without its fault or negligence. In the event of any delay due to such event or occurrence, Company shall receive an extension to perform the delayed work.

27. **Confidentiality.** Customer shall protect Company's Confidential Information as confidential and proprietary (and at a minimum Customer shall employ the same safeguards to protect the Confidential Information as it would utilize to protect its own confidential information). The Customer shall not disclose any Confidential Information to third parties, except with the prior written consent of Company or as required by law, with reasonable prior notice to Company. Upon Company's request or within 14 days after termination of this Agreement, Customer will return or destroy (as instructed by Company), all Confidential Information and all copies thereof in any media, unless Customer is required to retain such material under applicable laws. Customer further agrees that nothing in this Agreement limits or negates any statutory or common law rights, including those related to trade secrets, where such rights provide Company with broader protection. Each of Customer's agents and employees shall comply with the confidentiality restrictions set forth herein and Customer shall indemnify Company from any and all damages, costs and/or expenses (including reasonable attorney's fees) incurred by Company as a result of its, or its agents'/employees' unauthorized disclosure of Confidential Information.

28. **Miscellaneous.** In the event any term, provision or condition of this Agreement is held invalid, illegal or unenforceable, it shall not affect the validity, legality or enforceability of the remainder of the Agreement. This Agreement inures to the benefit of and is binding upon the parties and their successors. Each party agrees to execute such further documents neccessary to carry out the intent of this Agreement.

29. **Training, Operation, and Maintenance.** Customer shall be fully responsible to any and all training of users of the Equipment and agrees that it will not allow the use of the Equipment by any party unless and until that party has been adequately and properly trained. The Customer also acknowledges its responsibility to operate and maintain the equipment in accordance with the Operations Manual and all applicable codes and regulations. In addition, Customer shall be fully responsible for any and all maintenance required on the Equipment during the Rental Period except for the particular maintenance requirements by Company as set forth in the maintenance materials provided to the Customer by Company. Customer shall maintain adequiate maintenance records as required by law.

30. **Non-Discrimination. This contractor and subcontractor shall abide by the requirements of 41 CFR Sections 60-1.4(a), 60-741.5(a). These regulations prohibit discrimination against qualified individuals based on their status as protected veterans or individuals with disabilities, and prohibit discrimination against qualified individuals based on their race, color, religion, sex, or national origin. Moreoever, these regulations require that covered prime contractors and subcontractors take affirmative action to employ and advance in employment individuals without regard to race, color, religion, sex, national origin, protected veteran status or disability.**

31. **Acceptance, Modification, and Entire Agreement.** COMPANY'S AGREEMENT TO PROVIDE EQUIPMENT OR SERVICES HEREUNDER IS EXPRESSLY CONDITIONED UPON CUSTOMER'S ACCEPTANCE OF THIS AGREEMENT, AND CUSTOMER'S ACCEPTANCE OF THIS AGREEMENT IS EXPRESSLY LIMITED TO THE EXACT TERMS AND CONDITIONS SPECIFIED HEREIN. The rights of the parties are governed exclusively by the terms and conditions set forth in this Agreement. Shipment or delivery of Equipment or Services pursuant to this Agreement or the acceptance, use, or retention of any Equipment or Services by Customer constitutes an unqualified acceptance by Customer of this Agreement. Any attempt by Customer to vary in any degree the exact terms and conditions of this Agreement in any acceptance, acknowledgement, confirmation or other communication of any kind containing additional, inconsistent, or different terms and conditions is herely expressly objected to and rejected. Company's provision of Equipment and Services pursuant to the terms of this Agreement are not considered an acceptance of any additional, inconsistent, or different terms proposed by Customer. Should this Agreement be deemed an acceptance of a prior offer, quotation or proposal by Customer, such acceptance is limited to the express terms and conditions set forth herein. No course of prior dealings between the parties and no usage of trade are relevant or admissible to supplement, explain, or vary any provisions hereof. Moreover, no other contract, specification, drawing or other item, including terms on "click-through" websites, shall be incorporated into or made a part of the Agreement or binding on Company unless it is agreed to in writing by Company.

32. **Minimum Insurance Reqirements.**

(a) At all times while performing work hereunder, Customer shall maintain insurance in amounts not less than:

(1) Workers' Compensation Statutory Amount;
(2) Employer's Liability: minimum limit of $1,000,000 per accident;
(3) General Liability Insurance, including contractual liability, products and completed operations: $1 million per occurrence and $2 million aggregate;
(4) Automobile Liability Insurance: combined single limit of $1 million per accident;
(5) Excess Liability Insurance combined single limit for Bodily Injury and Property Damage of not less than $4,000,000 per occurrence.

(b) All insurance policies required herein shall:

(1) Name Company, its directors, officers, employees and agents as additional insureds to the greatest extent allowed by law except items (1) and (2) above on a broad form endorsement with coverage no less broad that ISO form CG 2010 1185. A current certificate of insurance must be supplied indicating the above coverage prior to the commencement of the work. Company shall have no duty to review said certificates

BrandSafway Solutions LLC Standard Terms and Conditions

and any failure of Company to notify Customer of its non-compliance with this section or any other provision contained in these requirements shall not act as a waiver of any right by Company.
(2) Contain an endorsement stipulating that Customer's policies are primary to and not contributory with any other policies affording coverage to Company and all other additional insureds, including any self-insurance retention or deductible maintained by Company;
(3) Provide that no policy shall be materially changed, amended or canceled except after 30 days prior written notice to Company;
(4) To the maximum extent permitted by law, all insurance policies of Customer in any way related to, or providing any coverage in connection with the work, whether or not required by this Agreement, shall be endorsed to waive all rights of subrogration against Company, except workers' compensation and employer's liability coverage.

33. **Abatement.** Notwithstanding any other documents between the Parties to the Agreement, the Company's abatement services shall end with appropriately containing the pre-existing hazardous wastes contemplated by this Agreement, including lead, asbestos, or other wastes ("**Waste**") upon the removal and placing of such packaged Waste in an aggregation location supplied by the Customer. Thereafter, transportation and disposal of the Waste will be the responsibility of its owner or the Customer, who shall sign all manifests as "generator" as that term is defined and understood under any applicable law. For the sake of clarity, the Company shall not transport or dispose of any Waste nor sign any manifest for the transportation or disposal of any Waste as a generator or co-generator or otherwise howsoever. Ownership and title to Waste shall at all times remain with its owner or the Customer and for all purposes, title to the Waste shall be that of the owner or the Customer and shall be deemed never to have been that of the Company.

Date: Monday, December 7, 2020

To: Honorable Mayor and City Council

From: Lee Glaesemann, Staff Engineer

ACTION ITEM

Request:

Request to award a contract for the Independent Meat Lift Station Project.

Time Estimate:

5 minutes plus time for Q & A

Background:

The Independent Meat Lift Station is a City-owned sewer lift station that serves Independent Meat and is located on Eastland Drive South at Rock Creek. The station was constructed about 45 years ago and has reached the end of its useful life.

During an evaluation of the station by Keller Associates, it was discovered that the station's pumping capacity had declined and was no longer adequate. Because the station failure could negatively impact Rock Creek and it serves a significant industry, the replacement of the lift station was expedited.

On November 18th, bids were opened for the Independent Meat Lift Station Project. Three bids were received with the lowest bid coming from PMF Inc. in the amount of $365,197.43.

Approval Process:

A majority vote of the Council to approve the request.

Budget Impact:

On February 10, 2020, Council approved $655,000 in funds for the replacement of the Independent Meat Lift Station. Jon Caton, the City's Public Works Director, made the request to Council to allow the use of funds from delayed purchasing of equipment, use of unanticipated revenue in the form of a rebate from Jacob's, and a reduction in mainline upgrades during Fiscal Year 2020.

Of the $655,000 approved by Council, $183,230.13 was obligated before the end of FY2020. $471,769.87 was not obligated before the end of FY2020, so it was moved to reserves when the fiscal year ended.

$113,726 of the funds that were obligated in FY2020 were for pre-purchased equipment that is included in PMF's bid of $365,197.43, so the net amount that is needed from reserves for the construction contract award is $251,471.43.

In addition to the amount needed to award the contract, Staff is requesting $58,528.57 for construction contingencies.

Staff is requesting a total of $310,000 from reserves for the contract award and construction contingencies.

See attached Funding Summary for additional detail.

Regulatory Impact:

N/A

History:

N/A

Analysis:

N/A

Conclusion:

Staff recommends that the Council award the Independent Meat Lift Station Contract to PMF Inc. in the amount of $365,197.43 and approve the use of $310,000 of reserves for the contract and construction contingencies.

Attachments:

1. 1 Vicinity Map
2. 2 Keller Bid Evaluation and Bid Tabulation
3. 3 Funding Summary

Vicinity Map

KELLER ASSOCIATES

131 SW 5th Ave, Suite A
Meridian, ID 83642
(208) 288-1992

November 23, 2020

Mr. Lee Glaesemann
City of Twin Falls
203 Main Avenue East
PO Box 1907
Twin Falls, ID, 83303

Re: **Bid Evaluation and Recommendation for Award**
City of Twin Falls Independent Meat Lift Station

Dear Mr. Glaesemann:

I am writing to summarize our evaluation and recommendation to award the above referenced project. Three (3) bids were received on November 18, 2020, from the following contractors: PMF Inc., Syblon Reid Construction Inc., and GSE Construction Company Inc. Contractor total base bids ranged from $365,197.43 to $529,200 (see enclosed bid summary).

PMF, Inc. of Twin Falls, Idaho, is the low bidder. We have reviewed their bid forms and find their bid to be responsive to the requirements of the bid documents. Keller Associates recommends that the City of Twin Falls award the project to PMF, Inc. in the amount of $365,197.43 as it is understood that this recommendation fits within the City's budget.

Please call if you have questions or need additional information.

Sincerely,

KELLER ASSOCIATES, INC.

Jason King, P.E.
Project Manager

Enclosures (Bid Summary)
cc/enc: File

Twin Falls - Independent Meat Lift Station
November 18, 2020 @ 2 PM
Bid Opening

Base Bid

				Bidder:	Syblon Reid		GSE Construction Company		PMF, Inc.		Keller Associates
Item No.	Description	Unit	Estimated Quantity		Bid Unit Price	Bid Price	Bid Unit Price	Bid Price	Bid Unit Price	Bid Price	Engineer's Estimate
3.2.A	Mobilization	5%	1		$ 500,000.00	$ 25,000.00	$ 500,000.00	$ 25,000.00	$ 365,197.43	$ 18,259.87	$ 20,644.00
3.2.B	Erosion and Sediment Control	LS	1		$ 13,000.00	$ 13,000.00	$ 5,000.00	$ 5,000.00	$ 15,000.00	$ 15,000.00	$ 7,500.00
3.2.C	Pre-purchased Lift Station Skid	LS	1		$ 85,387.00	$ 85,387.00	$ 85,387.00	$ 85,387.00	$ 85,387.00	$ 85,387.00	$ 85,387.00
3.2.D	Pre-purchased Generator and ATS	LS	1		$ 28,339.00	$ 28,339.00	$ 28,339.00	$ 28,339.00	$ 28,339.00	$ 28,339.00	$ 28,339.00
3.2.E	Tax on Pre-purchased Equipment	6%	1		$ 113,726.00	$ 6,823.56	$ 113,726.00	$ 6,823.56	$ 113,726.00	$ 6,823.56	$ 6,823.56
3.2.F	Remove stumps, surface material, and clearing/grubbing	LS	1		$ 10,000.00	$ 10,000.00	$ 4,450.44	$ 4,450.44	$ 25,000.00	$ 25,000.00	$ 12,000.00
3.2.G	Remove road surface and re-grade	LS	1		$ 20,000.00	$ 20,000.00	$ 5,000.00	$ 5,000.00	$ 15,000.00	$ 15,000.00	$ 8,000.00
3.2.H	Pre-Cast Wet Well	LS	1		$ 130,000.00	$ 130,000.00	$ 189,000.00	$ 189,000.00	$ 56,480.00	$ 56,480.00	$ 65,000.00
3.2.I	Pump Station Installation	LS	1		$ 20,000.00	$ 20,000.00	$ 25,000.00	$ 25,000.00	$ 20,000.00	$ 20,000.00	$ 34,154.80
3.2.J	Valve Vault	LS	1		$ 35,000.00	$ 35,000.00	$ 50,000.00	$ 50,000.00	$ 22,808.00	$ 22,808.00	$ 35,000.00
3.2.K	Generator/ATS Installation	LS	1		$ 10,000.00	$ 10,000.00	$ 15,000.00	$ 15,000.00	$ 4,500.00	$ 4,500.00	$ 15,835.60
3.2.L	Electrical Work	LS	1		$ 30,000.00	$ 30,000.00	$ 35,000.00	$ 35,000.00	$ 6,500.00	$ 6,500.00	$ 35,000.00
3.2.M	Natural Gas Line	LS	1		$ 3,000.00	$ 3,000.00	$ 5,000.00	$ 5,000.00	$ 2,500.00	$ 2,500.00	$ 11,000.00
3.2.N	Import Gravel (3" Minus)	CY	130		$ 150.00	$ 19,500.00	$ 50.00	$ 6,500.00	$ 40.00	$ 5,200.00	$ 7,540.00
3.2.O	Import Gravel (3/4" Minus)	CY	80		$ 240.00	$ 19,200.00	$ 50.00	$ 4,000.00	$ 40.00	$ 3,200.00	$ 5,600.00
3.2.P	Fence	LF	140		$ 65.00	$ 9,100.00	$ 30.00	$ 4,200.00	$ 40.00	$ 5,600.00	$ 7,700.00
3.2.Q	Man Gates	EA	1		$ 500.00	$ 500.00	$ 2,500.00	$ 2,500.00	$ 400.00	$ 400.00	$ 700.00
3.2.R	Slide Gates	EA	1		$ 3,000.00	$ 3,000.00	$ 3,000.00	$ 3,000.00	$ 3,500.00	$ 3,500.00	$ 2,800.00
3.2.S	Manhole Coring Connection	LS	1		$ 3,000.00	$ 3,000.00	$ 5,000.00	$ 5,000.00	$ 1,200.00	$ 1,200.00	$ 8,500.00
3.2.T	Miscellaneous Site Work and Demolition	LS	1		$ 50,000.00	$ 50,000.00	$ 5,000.00	$ 5,000.00	$ 35,000.00	$ 35,000.00	$ 30,000.00
3.2.U	Clean and CCTV Gravity Line from IM Meat to Lift Station	LS	1		$ 4,000.00	$ 4,000.00	$ 20,000.00	$ 20,000.00	$ 4,500.00	$ 4,500.00	$ 6,000.00
				Total:	$	524,849.56	$	529,200.00	$	365,197.43	$ 433,523.96

Funding Summary - Reserve Request

FY2020 Funding

$ 655,000.00	Council Approved 2/10/2020

FY2020 Obligations

$ 65,870.00	Engineering Services
$ 85,387.00	***Pre-Purchased Lift Station Skid***
$ 28,339.00	***Pre-Purchased Generator and ATS***
$ 3,634.13	Misc Expenses
$ 183,230.13	

Approved funds not obligated before the end of FY2020 that were moved to reserves.

$ 655,000.00	FY2020 Funding
$ (183,230.13)	FY2020 Obligations
$ 471,769.87	

FY2020 Obligations incorporated into the Lift Station construction contract

$ 85,387.00	Pre-Purchased Lift Station Skid
$ 28,339.00	Pre-Purchased Generator and ATS
$ 113,726.00	

Reserves Requested

$ 365,197.43	PMF Inc. Bid 11/18/2020
$ (113,726.00)	Pre-Purchased equipment previously obligated in FY2020.
$ 251,471.43	Amount needed from Reserves for Contract Award.
$ 58,528.57	Amount requested for construction contingencies
$ 310,000.00	

Reserves remaining from previously approved funding

$ 471,769.87	Previously approved funds moved to reserves at the end of FY2020
$ (310,000.00)	Reserves Requested
$ 161,769.87	

Date: Monday, December 7, 2020

To: Honorable Mayor and City Council

From: Mandi Thompson, Assistant to the City Manager

ACTION ITEM

Request:

Request authorization to allocate up to $65,000 in additional CARES Act funds to the Twin Falls Small Business Assistance Grant Program.

Time Estimate:

10 minutes

Background:

On October 26, City Council authorized the use of $500,000 of the City's CARES Act allocation for the creation of a Small Business Assistance Grant program. The program was designed to assist small business in Twin Falls that have been adversely impacted by COVID-19. Eligible businesses had to be located within city limits and be able to document expenditures for which they were seeking reimbursement. The program ran from November 1-30. 79 business applied for a total of $649,506.79. Of the 79 applications submitted, 65 were funded for a total of $498,938.68. There are 9 applications that have not been funded totaling $60,373.57. These applications were all missing documentation at the time the review committee reviewed applications. These business have been given until December 3 COB to supply the missing documentation. These applications will then be reviewed on Friday, December 4, and those that are deemed eligible under the program criteria will be approved pending Council's decision tonight.

Approval Process:

Majority vote.

Budget Impact:

The City is serving as a pass through entity for this program. While the action allocates up to $65,000 for these applications, the expenditure will be reimbursed by the State of Idaho.

Regulatory Impact:

N/A

History:

N/A

Analysis:

N/A

Conclusion:

Staff recommends that Council authorize the additional use of up to $65,000 in CARES Act funds for the remaining eligible applicants.

Attachments:

None

Date: Monday, December 7, 2020

To: Honorable Mayor and City Council

From: Mandi Thompson, Assistant to the City Manager

PRESENTATION

Request:

Presentation by Mosaic Community Planning on the draft Consolidated Plan and Annual Action Plan being prepared for the City of Twin Falls as a requirement for Community Development Block Grant (CDBG) entitlement funds.

Time Estimate:

20 minutes plus questions/discussion

Background:

On October 7, 2019 City Council elected to accept the status of becoming a Community Development Block Grant (CDBG) entitlement recipient from the U.S Department of Housing and Urban Development (HUD). This designation allows the City to receive an annual entitlement award of $340,897 to be used to carry out activities related to acquisition, administration and planning, housing, economic development, public improvements, and public services. A requirement of the program is to develop a Consolidated Plan which will outline housing and community development needs and priorities in Twin Falls as well as strategies the City plans to take to address these needs and priorities. In addition, an Annual Action Plan (AAP) is developed to outline the specific activities that the city will implement using their annual allocation.

The City hired Mosaic Community Planning to conduct citizen engagement and draft the Consolidated Plan, Annual Action Plan and an Analysis of Fair Housing. Melissa Mailloux will present the findings of the plan and seek input from Council regarding specific activities to be be carried out with the funds.

Approval Process:

N/A

Budget Impact:

Not at this time.

Regulatory Impact:

N.A

History:

N/A

Analysis:

N/A

Conclusion:

Staff is requesting Council assist in prioritizing categories for spending as well as any activities they would like included in the plan. Once incorporated, the plan will be available for public comment for 30 days before being brought to Council to adopt.

Attachments:

1. Twin Falls Con Plan_Exec Summary
2. Twin Falls Con Plan Draft Ver 2
3. Idaho CDBG Activities

CONSOLIDATED PLAN OVERVIEW

The City of Twin Falls is preparing a housing and community development study known as a Consolidated Plan. This study discusses housing and community development needs and priorities in Twin Falls and outlines strategies the City plans to take to address these needs and priorities. The study is required by the U.S. Department of Housing and Urban Development for jurisdictions that receive Community Development Block Grant (CDBG) funds.

The Process

The City of Twin Falls designed and promoted a range of opportunities for residents and stakeholders to shape the development of the 2020-2024 Five-Year Consolidated Plan and 2020 Annual Action Plan. To inform the plans' goals and priorities, the City engaged residents and stakeholders through four virtual community input sessions; a meeting with the City's Diversity and Inclusion Committee; a focus group for residents with disabilities; interviews with 28 stakeholders working in housing, community and economic development, and homelessness; and a community survey, to which 300 residents and stakeholders responded.

21
Meeting/Focus Group Attendees

28
Interview Participants

300
Survey Takers

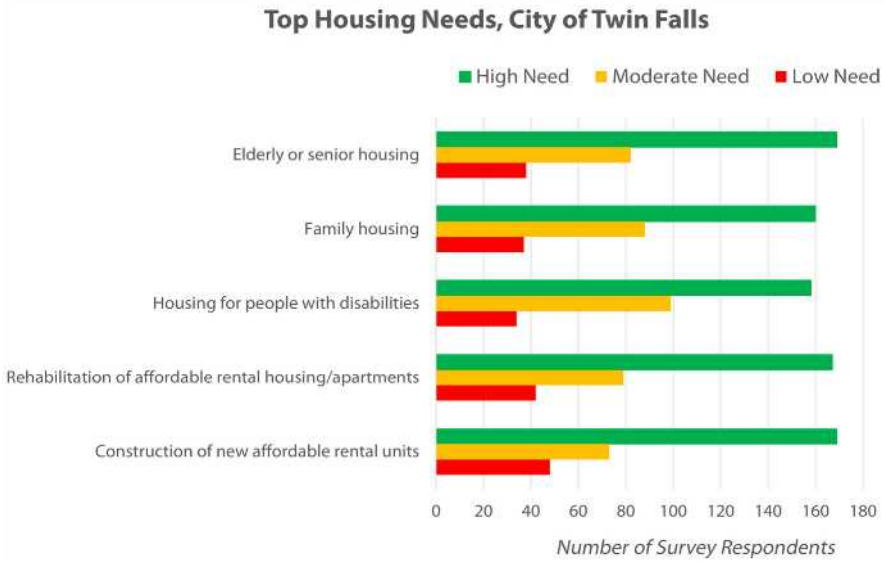
Needs Assessment

Housing Needs

The most common housing problems in Twin Falls are cost burdens, which occur when a household spends more than 30% of its income on housing costs. An estimated 2,785 renter households and 1,439 owner households are cost burdened, totaling 56% of all households with incomes under 80% of the area median income. Approximately 17% are cost burdened, spending between 30-50% of their income on housing costs. In regard to housing cost burdens, Hispanic and American Indian/Alaska Native households experience disproportionately greater need than other groups. HUD defines a disproportionate need when members of one racial or ethnic group experience a cost burden at a rate at least 10 percentage points higher than the regional rate.

Housing supply and affordability were critical focuses identified by stakeholders that provided input for this research. Other housing needs identified include rental housing rehabilitation, assistance for homeowner housing repairs, senior housing, housing for people with disabilities, entry-level housing, homelessness prevention, and housing for people who are homeless.

Survey respondents rated housing needs in Twin Falls, with the following top responses: 1) elderly or senior housing, 2) family housing, 3) housing for people with disabilities, 4) rehabilitation of affordable rental housing/ apartments, and 5) construction of new affordable rental units.



NEEDS ASSESSMENT

Homeless Needs

Twin Falls is part of the Idaho Balance of State Continuum of Care (CoC), which conducts an annual Point-in-Time count of people who are homeless during the last ten days of January each year.

Idaho Balance of State COC 2019 Point-in-Time Homeless Count, Region 4

	Sheltered	Unsheltered	Total
Number of Households	57	5	62
Number of Persons	127	9	136
Number of Children	56	3	59

The Balance of State CoC is divided into six regions; Twin Falls falls into Region 4, which covers Blaine, Camas, Gooding, Lincoln, Minidoka, Jerome, Cassia, and Twin Falls Counties. The 2019 Point-in-Time count for the Idaho Balance of State CoC was held on January 23, 2019. It counted 62 homeless households and a total of 136 people experiencing homelessness in Region 4.

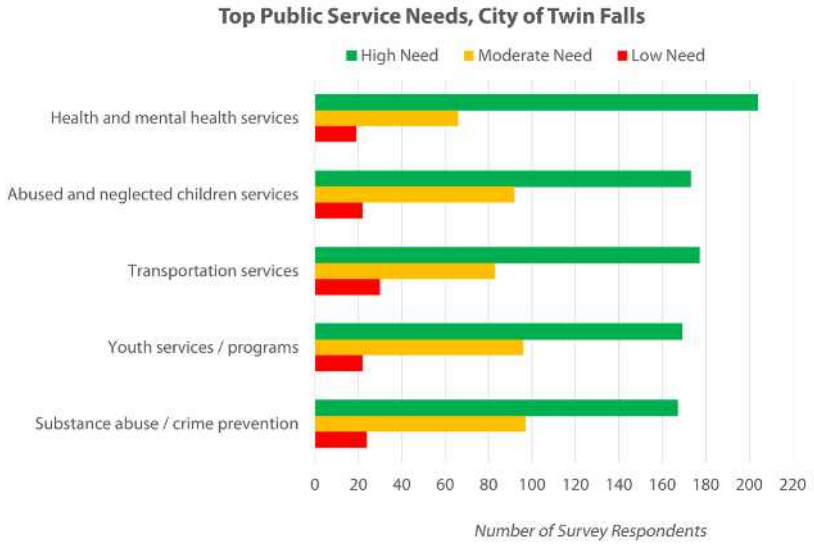
Survey takers rated all homeless services at high levels of need. In particular, 59% rated homeless prevention as a high need, and 58% rated supportive services/case management as a high need. Outreach to homeless persons, transitional/supportive housing programs, and permanent housing were also rated as high needs by more than 50% of survey respondents.

Non-Housing Community Development Needs

Public Services

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.

The public service needs identified by meeting attendees and interview participants include transportation assistance, especially for seniors, people with disabilities, refugees, and others who do not drive/own cars; health services and behavioral health services; youth activities; services for special needs young adults; job training and employment assistance; activities to support parents; and food access for seniors and school children.



71%

of Survey Respondents Rated Health and Mental Health Services as a High Need

60%

of Survey Respondents Rated Community Centers as a High Need

Public Facilties and Infrastructure

Respondents to the Housing and Community Needs Survey ranked public facility needs in Twin Falls, with the following top responses: (1) community centers; (2) homeless centers; and (3) improvements to existing facilities/ADA accessibility. Input from community meeting participants and interviewees concur with survey results, noting that youth centers, community centers, sports/recreation centers, facilities for people who are homeless, and public safety facilities, particularly fire station improvements, are needs in Twin Falls.

Survey respondents were asked to rank public improvement needs in the city. The top three responses were street/road improvements, high-speed internet access, and sidewalk improvement or expansion. Community meeting attendees and interview participants noted the need for fixed-route transportation and improved transportation options for people with disabilities and others without cars, including refugees. Stakeholders also identified the need for expanded sidewalk networks and improved sidewalk safety and accessibility and water/sewer improvements to prevent flooding.

MARKET ANALYSIS

Housing choices are limited by household income and wealth; however, a lack of affordable housing in an area may also create significant hardships for low- and moderate-income households. 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.

Housing Supply and Costs

According to the 2011-2015 American Community Survey (ACS), most of the 18,020 housing units in Twin Falls are detached single-family homes (70%). Multifamily housing makes up about 21% of housing units, and most of these units are in small multifamily properties (2 to 19 units).

ACS five-year estimates for 2014-2018 show the city's median home value at $154,000, a 15% increase from the 2005-2009 estimate and a 9% increase from the 2011-2015 estimate. Home values in Twin Falls stagnated during the years following the 2008 recession but have since increased, particularly in the years following the 2011-2015 five-year estimates. These findings align with stakeholder input, which noted that home prices in Twin Falls have increased significantly in recent years.

ACS five-year estimates for 2014-2018 show the city's median contract rent at $670, a 30% increase from the 2005-2009 estimate and an 18% increase from the 2011-2015 estimate. ACS data shows that 31% of the city's rental units rent for under $500 per month, and 64% have rents between $500 and $999 per month. Rental rates are $1,000 or more for about 5% of units.

Public and Other Assisted Housing

The Twin Falls Housing Authority is comprised of 196 public housing units. Washington Court, TFHA's oldest development, has 56 family units. The remaining sites, including Pioneer Square, Sunny View Courts, Duvall and Elizabeth Courts and Terry Courts, together make up 140 units which house elderly residents.

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.

$154,000

Median Home Value, 2014-2018

$670

Median Contract Rent, 2014-2018

Homeless Facilities and Services

A range of facilities provide housing and services to support people experiencing homelessness in Twin Falls and the region, including emergency, transitional, and permanent supportive housing. Facilities serving people experiencing homelessness in Twin Falls include:

- An estimated 30 year-round emergency shelter beds through Voices Against Violence, about 53% of which are adult-only beds (65 beds) and about 47% of which are family beds (57 beds);
- 95 transitional housing beds through Valley House Homeless Shelter; and
- 56 permanent supportive housing beds through Idaho Housing and Finance Association VASH program.

Barriers to Affordable Housing

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. 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. Special effort to regulate and incentivize infill may help increase affordable housing supply.

STRATEGIC PLAN

This strategic plan will guide the allocation of CDBG funding during the 2020-2024 planning period to address the City's most critical needs. Goals for the 2020-2024 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.

Geographic Priorities

The City will focus its funding in neighborhoods that are predominately low- and moderate-income households that have substantial needs related to housing quality and affordability, public facilities and infrastructure, and economic development. These block groups 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. 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.).

Priority Needs

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 downpayment or closing cost assistance
- Provide short-term emergency rental or utility assistance to renter households, including those impacted by the COVID-19 pandemic and/or at risk of homelessness

Infrastructure and Public Facility 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.

COVID-19 Response

- Prevention, preparation for, and response to the COVID-19 pandemic, to possibly include, but not be limited to, rent and utility assistance, small business assistance, infrastructure or technology for remote learning, medical supplies or personal protective equipment (PPE), and assistance with food access.

Fair Housing Education and Enforcement

- Assist eligible households including but not limited to:
  - 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.

City of Twin Falls
2020-2024 Five-Year Consolidated Plan
2020 Year One Action Plan

DRAFT

November 2020

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

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2020-2024 FIVE-YEAR CONSOLIDATED PLAN

For October 1, 2020 through September 30, 2025

2020 YEAR ONE ACTION PLAN

For October 1, 2020 to September 30, 2021

TWIN FALLS, IDAHO

City of Twin Falls
City Manager Department

November 2020

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City of Twin Falls
2020-2024 Five-Year Consolidated Plan

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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.

TABLE 1 – RESPONSIBLE AGENCIES

Agency Role	Name	Department/Agency
CDBG Administrator	Twin Falls	City Manager Department

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. This 2020-2024 Five-Year Consolidated Plan and 2020 Annual Action Plan are the first set of plans prepared by the City for its CDBG program. The Consolidated Plan covers the period from October 1, 2020 through September 30, 2024 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 2020 program year, which begins October 1, 2020 and ends September 30, 2021.

Along with Twin Falls' annual CDBG allocation, the City will receive additional CDBG funds during the 2020 program year to prevent, prepare for, and respond to the COVID-19 pandemic and related health, social, and economic impacts. This funding, known as CDBG-CV, was designated through the Federal Coronavirus Aid, Relief and Economic Security (CARES) Act signed into law in March 2020. Projects to be supported using CDBG-CV funds are included in the City's 2020 Annual Action Plan.

Consolidated Plan Public Contact Information

Mandi Thompson
Assistant to the City Manager
City Manager Department
City of Twin Falls
203 Main Avenue East
Twin Falls, ID 83301
Phone: 208-735-7287
Email: mthompson@tfid.org

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PR-10 CONSULTATION - 91.100, 91.200(B), 91.215(L)

1. Introduction

The City of Twin Falls designed and promoted a range of opportunities for residents and stakeholders to shape the development of the 2020-2024 Five-Year Consolidated Plan and 2020 Annual Action Plan. To inform the plans' goals and priorities, the City engaged residents and stakeholders through four virtual community input sessions; a meeting with the City's Diversity and Inclusion Committee; a focus group for residents with disabilities; interviews with 28 stakeholders working in housing, community and economic development, and homelessness; and a community survey, to which 300 residents and stakeholders responded. Results of these outreach efforts are summarized in the Community Participation section of this Plan.

The City of Twin Falls will hold 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

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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 participates 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. As of the 2019 program year, CoC funding for new projects is limited to permanent housing and supportive services.

Twin Falls does not receive an ESG entitlement grant. However, the City identified homeless housing and services as a potential priority during its 2020-2024 Consolidated Planning cycle and will consider projects that address homeless needs for CDBG funding.

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. Identify any agency types not consulted and provide rationale for not consulting.

Representative agencies, groups, and organization that participated in the planning process for Twin Falls' 2020-2024 Five-Year Consolidated Plan and 2020 Annual Action Plan are shown in the table on the following pages. In addition to the agencies listed, others may have participated in the community survey, which was anonymous.

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.

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TABLE 2 – AGENCIES, GROUPS, ORGANIZATIONS WHO PARTICIPATED

	Agency/Group/Organization Name	Type	Section of Plan Addressed	Consultation Method
1	City of Twin Falls City Manager Department	• Other government – local	• Housing need assessment • Market analysis • Non-housing community development strategy	• Interview
2	City of Twin Falls Planning and Zoning Department	• Other government – local	• Housing need assessment • Market analysis • Non-housing community development strategy	• Interview
3	City of Twin Falls Diversity and Inclusion Committee	• Other government – local	• Housing need assessment • Non-housing community development strategy • Fair housing	• Focus group • Interview
4	College of Southern Idaho	• Other – university	• Market analysis • Non-housing community development strategy • Anti-poverty strategy • Workforce development	• Interview
5	College of Southern Idaho Head Start/Early Head Start	• Services – children	• Non-housing community development strategy	• Interview
6	College of Southern Idaho Refugee Programs	• Other – refugee services	• Housing need assessment • Non-homeless special needs • Non-housing community development strategy	• Interview
7	Desert Ridge Investments, Inc.	• Housing	• Housing need assessment • Market analysis	• Interview
8	Family Health Services	• Services – health	• Non-homeless special needs • Non-housing community development strategy	• Interview
9	Idaho Dairymen's Association, Inc.	• Business leaders	• Housing need assessment • Non-homeless special needs • Market analysis • Non-housing community development strategy	• Interview

TABLE 2 – AGENCIES, GROUPS, ORGANIZATIONS WHO PARTICIPATED (CONTINUED)

	Agency/Group/Organization Name	Type	Section of Plan Addressed	Consultation Method
10	Idaho Department of Health and Welfare	• Other government – state	• Non-homeless special needs • Non-housing community development strategy	• Interview
11	Latinos in Action	• Civic leaders	• Housing need assessment • Non-housing community development strategy	• Interview
12	LINC (Living Independent Network Corporation)	• Services – persons with disabilities	• Housing need assessment • Non-Homeless special needs • Non-housing community development strategy	• Focus group • Interview
13	Region IV Development Association	• Regional organization	• Non-housing community development strategy • Anti-poverty strategy	• Interview
14	Safe House	• Services – homeless	• Homeless needs – unaccompanied youth • Homelessness strategy	• Interview
15	South Central Community Action Partnership	• Services – homeless	• Homeless needs – families with children • Homelessness strategy • Anti-poverty strategy	• Interview
16	Summit Development Inc.	• Housing	• Housing need assessment • Market analysis	• Interview
17	Trans IV Buses-College of Southern Idaho	• Other – transportation	• Non-housing community development strategy	• Interview
18	Twin Falls Area Chamber of Commerce	• Business leaders	• Housing need assessment • Market analysis • Non-housing community development strategy	• Interview
19	Twin Falls County Office of Emergency Management	• Other government – local	• Housing need assessment • Non-housing community development strategy • Environmental resiliency	• Interview
20	Twin Falls Housing Authority	• PHA	• Public housing needs • Non-housing community development strategy • Broadband needs	• Interview

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TABLE 2 – AGENCIES, GROUPS, ORGANIZATIONS WHO PARTICIPATED (CONTINUED)

Agency/Group/Organization Name		Type	Section of Plan Addressed	Consultation Method
21	Twin Falls School District	• Services – education	• Housing need assessment • Homeless needs – families with children • Non-housing community development strategy	• Interview
22	Twin Falls Senior Center	• Services – elderly persons	• Housing need assessment • Non-homeless special needs • Non-housing Community Development Strategy	• Interview
23	United Way of South Central Idaho	• Services – homeless	• Housing need assessment • Homeless needs – chronically homeless • Homeless needs – families with children • Homelessness strategy	• Interview
24	Valley House Coalition, Inc	• Services – homeless	• Housing need assessment • Homeless needs – chronically homeless • Homeless needs – families with children • Homelessness strategy	• Interview
25	Voices Against Violence	• Services – victims of domestic violence	• Housing need assessment • Homeless needs – families with children • Homelessness strategy	• Interview

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Other Local/Regional/State/Federal Planning Efforts Considered when Preparing the Plan

TABLE 3 – OTHER LOCAL / REGIONAL / FEDERAL PLANNING EFFORTS

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care Point-in-Time Count (2019)	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 (2018-2019)	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.

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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(l)).

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

PR-15 CITIZEN PARTICIPATION

1. Summary of Citizen Participation and Efforts to Broaden Citizen Participation

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

The City of Twin Falls invited residents to provide input for this Consolidated Plan by attending a community input session or by taking a community-wide survey. In addition to the meetings and survey, the planning team conducted in-depth individual interviews and focus groups with key stakeholders and groups representing a variety of viewpoints relevant to the development of the Consolidated Plan.

The City held four virtual community input sessions in June 2020. Community input sessions were held on Friday, June 19 at 10:30 AM; Saturday, June 20, at 10:30 AM; Monday, June 29, at 6:00 PM; and Tuesday, June 30, at 2:00 PM. Due to COVID-19, all input sessions were held online using the Zoom platform. Residents and stakeholders could join online or by phone.

A Housing and Community Needs Survey was available to residents via a weblink and in hard copy. Paper copies of the survey were delivered to seniors receiving meals through the Twin Falls Senior Center and Twin Falls Housing Authority residents with self-addressed stamped return envelopes. The survey was available from April 27, 2020, to July 31, 2020, and a total of 300 responses were received.

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 notices delivered to seniors receiving meals through the Twin Falls Senior Center. 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.

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In addition to the community input sessions and survey, the planning team extended invitations for in-depth individual interviews to more than 30 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. Twenty-five of these stakeholders participated in interviews. Further, two focus groups provided in-depth engagement with residents with disabilities and members of the City's Diversity and Inclusion Committee.

The City of Twin Falls will hold a 30-day public comment period to receive comments on the draft 2020-2024 Consolidated Plan and 2020 Annual Action Plan in fall 2020. During this time, copies of the draft report will be available for public review, and residents and stakeholders can provide written comments. The City of Twin Falls will also hold a public meeting to discuss key findings and receive input from residents and stakeholders on the draft plans.

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

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Citizen Participation Outreach

TABLE 4 – CITIZEN PARTICIPATION OUTREACH

Sort Order	Mode of Outreach	Target of Outreach	Summary of attendance	Summary of comments received
1	Community Input Sessions	• Residents, including minority residents, people with limited English proficiency, people with disabilities, and public/ assisted housing residents • Housing and service providers • Community development practitioners	8 attendees	Needs identified by meeting participants include: <u>Housing and Homeless Needs</u> • Affordable housing and smaller housing (1-2 bedrooms); affordable units fill up quickly and have long waiting lists • Incentive for developers to build affordable housing • There has been some pushback to affordable housing development • Building codes may inhibit affordable housing development • More multifamily units • Home construction and financial assistance for first-time buyers • Code enforcement for rental housing; some rental homes are in substandard condition but renters do not have knowledge or resources to represent themselves against landlords • Housing repair for homeowners, including seniors; Habitat for Humanity gets calls weekly about housing repair • Homelessness prevention and other housing assistance targeted to 50% and 80% AMI income levels • A homeless shelter; the lack of affordable housing leads to homelessness <u>Public Facility and Infrastructure Needs</u> • Warming shelter for people who are homeless • Youth activity centers, including for youth with special needs • Safe sidewalks and bike lanes • Sidewalks around the middle school • The city has been making sidewalks on main streets ADA accessible, which is important • New facilities and equipment for the fire department <u>Public Service Needs</u> • Public transportation and transportation assistance to doctors' offices

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TABLE 4 – CITIZEN PARTICIPATION OUTREACH (CONTINUED)

Sort Order	Mode of Outreach	Target of Outreach	Summary of attendance	Summary of comments received
				Public Service Needs (continued) • Support for food banks and Meals on Wheels, especially for the senior center; grocery shopping is a risk for seniors • There is no grocery shopping on Kimberly Road; much of the available food shopping is out on the canyon • Health service programs • Behavioral health services • Funding to support organizations providing supportive services, such as Interlink Volunteer Caregivers and LINC • Job training for specific populations, such as immigrants or those with functional needs
2	Stakeholder Interviews	• Housing and social service providers • Community development practitioners • Economic development agencies • Lenders and real estate agents • City and County staff	25 interviewees	Needs identified by interview participants include: Affordable Housing and Housing Supply Needs • Affordable housing for asset limited, income constrained, employed (ALICE) households, who are often one step away from poverty • Housing under $1,000/month • Many people are doubling up to afford housing and expenses • High housing costs and property taxes may force people out of their homes • More housing supply; the lack of housing makes rents and home prices go up and wages haven't increased • Entry-level housing; there is not much available for-sale under $200,000 or at affordable rentals; what is available is sold/rented quickly • Multifamily and smaller housing units • Duplexes and fourplexes integrated into neighborhoods • Accessory dwelling units to create housing options and provide income to homeowners • Zoning to support more dense development without conditional use permits; prevents sprawl and supports commercial options citywide • Address Not In My Backyard (NIMBY) attitudes and concerns about parking

TABLE 4 – CITIZEN PARTICIPATION OUTREACH (CONTINUED)

Sort Order	Mode of Outreach	Target of Outreach	Summary of attendance	Summary of comments received
				• Tax credits to support affordable housing development • Preservation of existing affordable housing through tools like restrictive covenants • Financing is difficult for larger apartment buildings (300+ units) without institutional money because they require more money down • Financing is difficult because of high construction costs and appraisals that are too low to qualify for lending through a bank <u>Other Housing Needs</u> • Housing rehab programs, particularly targeted to older neighborhoods and workforce housing near downtown • Housing education programs to assist with home maintenance • Senior housing, including units for downsizing • Housing accessible to people with disabilities • Universal design for people with disabilities, particularly for single family units and smaller multifamily buildings • Supportive housing for people with special needs with on-site staff/case management • Housing for seasonal workers <u>Homeless Needs</u> • Transitional housing; there is a big gap between transitional and affordable housing, so it is difficult to find housing for people leaving transitional housing; poor credit history and lack of deposits are barriers • Housing options for people experiencing homelessness; most shelters in the city are specialty-type shelters (e.g., domestic violence) • Move from a shelter model to an alternative housing model where people stay in hotels for a short time <u>Public Facility and Infrastructure Needs</u> • Fixed-route public transportation; many refugees and other people who do not drive lack access to transportation • Sidewalks and bike paths to connect to schools

TABLE 4 – CITIZEN PARTICIPATION OUTREACH (CONTINUED)

Sort Order	Mode of Outreach	Target of Outreach	Summary of attendance	Summary of comments received
				• The City has been fixing a lot of the sidewalks and adding curb cuts • Off-street parking pads • Infrastructure to support affordable housing development • Sewer and water improvements, such as in the Harmon Park area on the east side of town; there has been severe flooding in those areas • A community hall could bring resources to the community • Additional recreational facilities, including a pool • Long-term planning with surrounding communities <u>Public Service Needs</u> • Youth and senior activities, including gyms for youth • Resources to meet the needs of schools, including food access • Transportation assistance, living on the south side of the city and working on the north side is not realistic without a car • The refugee program provides transportation for 8 months, and then the expectation is that someone in the household will drive • Trans IV is through the College of Southern Idaho, and residents can reserve space on bus for $10 per ride, the same price as a taxicab • Job training, particularly during the pandemic • Bring job training classes, such as CSI's occupational skills training, to employers; employers do not offer stable shifts so people do not have fixed days off to attend classes; immigrants with limited English proficiency do not have time to access these resources
3	City of Twin Falls Diversity and Inclusion Committee Focus Group	• City of Twin Falls Diversity and Inclusion Committee	5 focus group participants	Needs identified by focus group participants include: <u>Housing Needs</u> • Access to safe, decent affordable housing for very low-income families, especially in the refugee population once they are settled • Assistance getting maintenance issues resolved with landlords • Housing rehab/repair around Main Street, including pockets of affordable housing • A housing analysis, to better understand what the need is

TABLE 4 – CITIZEN PARTICIPATION OUTREACH (CONTINUED)

Sort Order	Mode of Outreach	Target of Outreach	Summary of attendance	Summary of comments received
				• Existing affordable housing has long wait lists • Due to low availability of affordable housing, buildings that should be condemned are occupied by paying tenants (ex: units with live wires or mold); this is an example of the lack of housing options <u>Fair Housing Needs</u> • People have to navigate discrimination, especially in the African community • Residents hear about discrimination not in terms of ethnic/racial background, but rather in terms of pets or criminal background • Fees or deposits may not be returned to people of color/people of immigrant background; this data should be evaluated to understand and validate what is heard about this type of discrimination • How many subsidized units there are compared to how many people of color are approved to live there would give a good idea of a measure of discrimination • The south side of the city has been overlooked. Although much of the city's workforce lives across the bridge, the area is overlooked based on what kind of businesses are around there. There are disparities in access to needed services. <u>Public Facility and Infrastructure Needs</u> • Youth activity centers, particularly in south Twin Falls • Affordable sport and recreation programs that are diverse in terms of the youth that benefit; there is a need for both land and partners to do the sports and recreation activities • Sidewalks going from El Milagro to the Old Town bridge; there is a foot path but no sidewalks <u>Public Service Needs</u> • Services for young adults with special needs so that after turning 21, they can go to independent living; there is a lack of workforce services for people with special needs

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TABLE 4 – CITIZEN PARTICIPATION OUTREACH (CONTINUED)

Sort Order	Mode of Outreach	Target of Outreach	Summary of attendance	Summary of comments received
				• Translation of restaurant menus into braille • Sign language interpretation • Assistance for parents to better support their students in going into higher education and workforce training that leads to careers; there is a need to provide a safe space for parents to have those conversations. • There is a lack of trust, and even fear, that makes refugee communities not want to participate in things at the same level as people who are born here; there could be a campaign to bring these communities together to let them know it's safe to participate
4	LINC Idaho Focus Group	• Residents with disabilities	8 focus group participants	Needs identified by focus group participants include: <u>Housing Needs</u> • Affordability and accessibility; new housing units being built are priced around $800-$1,000 per month, which is unaffordable to many, and likely would not even be accessible • Accessible parking throughout LIHTC properties • People with mobility issues may be in second story apartments because ground floor units are not available, but it is difficult and dangerous • Wait lists are long – about 6 months to 2 years for affordable properties in Twin Falls or 2-3 years for assistance from Idaho Housing • Improvements to housing condition and accessibility; substandard units pose additional threats to people with disabilities (ex: unsafe stairs, torn flooring, etc.); landlords may refuse to make accessibility improvements <u>Public Facility and Infrastructure Needs</u> • Sidewalk accessibility improvements for people in wheelchairs; some parts of the city with no sidewalks are not safe • Complete sidewalk network; housing may have a sidewalk but to get to a park you have to go in the middle of the road • Accessibility in parks for all walks of people (ex: using a cane, power chair, walker, etc.)

TABLE 4 – CITIZEN PARTICIPATION OUTREACH (CONTINUED)

Sort Order	Mode of Outreach	Target of Outreach	Summary of attendance	Summary of comments received
				• Park accessibility; there is one accessible park in Twin Falls but all parks should be accessible • Community education or an ordinance regarding not blocking the sidewalks (with toys, basketball hoops, sidewalk sale, etc.) <u>Transportation Needs</u> • Accessible transportation; there is only one carrier with lifts and it is not available on the weekend or without advance scheduling • Accessible transportation that better aligns with residents' work hours • Transportation for spontaneous trips; some taxi companies are available, but options are limited for door to door service • Lyft and Uber do not have vehicles that are accessible for power chairs; costs may vary based on accommodation requested and time of day • Affordable transportation; fees for some providers increase if you are going even a short distance outside city limits • Transit service to neighboring towns <u>Other Accessibility Needs</u> • There are lots of employment opportunities but not a lot accessible industrial employment, depends on the age of the factory • Need for reasonable accommodations and education around reasonable accommodations; new businesses are better but older ones often do not have accessibility features
5	Community Survey	• Residents, including minority residents, people with limited English proficiency, and people with disabilities • Public housing residents • Seniors • Housing and service providers • Community development practitioners	300 survey respondents	Top needs identified by survey participants include: <u>Housing Needs</u> • Elderly or senior housing • Rehabilitation of affordable rental housing/ apartments • Family housing • Housing for people with disabilities • Construction of new affordable rental units

TABLE 4 – CITIZEN PARTICIPATION OUTREACH (CONTINUED)

Sort Order	Mode of Outreach	Target of Outreach	Summary of attendance	Summary of comments received
				Homeless Needs • Homelessness prevention • Supportive services/ case management • Transitional/supportive housing programs • Outreach to homeless persons Public Facility and Infrastructure Needs • Community centers (e.g., youth, senior, or cultural centers) • Street/road improvements • High-speed internet access • Sidewalk improvement or expansion • Homeless centers • Improvements to existing facilities/ADA accessibility Public Service Needs • Health and mental health services • Abused and neglected children services • Transportation services • Youth services/programs • Substance abuse/crime prevention Economic Development Needs • Incentives for creating jobs • Redevelopment or demolition of blighted properties

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TABLE 4 – CITIZEN PARTICIPATION OUTREACH (CONTINUED)

Sort Order	Mode of Outreach	Target of Outreach	Summary of attendance	Summary of comments received
6	Public Comment Period	• Residents, including minority residents, people with limited English proficiency, people with disabilities, and public/assisted housing residents • Housing and service providers • Community development practitioners	TBD	TBD
7	Public Hearing	• Residents, including minority residents, people with limited English proficiency, people with disabilities, and public/assisted housing residents • Housing and service providers • Community development practitioners	TBD	TBD

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NEEDS ASSESSMENT

NA-05 OVERVIEW

Needs Assessment Overview

To inform the development of priorities and goals over the next five years, this section of the Consolidated Plan discusses housing, community development, and economic development needs in Twin Falls. It relies on data from the U.S. Census, the Five-Year American Community Survey (ACS), and a special tabulation of ACS data known as Comprehensive Housing Affordability Strategy (CHAS) data that estimates the number of households with one or more housing needs. Local data regarding homelessness and assisted housing is included. Finally, public input gathered through interviews, focus groups, public meetings, and the community survey are coupled with data analysis to identify priority needs related to affordable housing, homelessness, assisted housing, community development and economic development in Twin Falls.

NA-10 HOUSING NEEDS ASSESSMENT - 24 CFR 91.205 (A, B, C)

Summary of Housing Needs

According to the 2014-2018 Five-Year American Community Survey (ACS), Twin Falls is home to an estimated 48,225 residents, which represents a 14% increase from its 2010 population. Likewise, the number of households in Twin Falls grew by 13% between the 2006-2010 and 2014-2018 Five-Year American Community Surveys. These increases represent significant growth for the city, surpassing the state growth rate of 11% and national growth rate of 6% over that time frame. Several stakeholders noted Twin Falls' population growth and the resulting strain it has put on the housing market, as housing supply struggles to keep up with additional demand and sales prices and rents move up.

The remaining analysis in this section looks at housing problems, most particularly, affordability, using HUD's CHAS data. Because CHAS data requires additional tabulation of American Community Survey data, its availability typically lags that of the ACS. This section uses the most recent CHAS data available from HUD at the time of this writing, which is based on the 2011-2015 Five-Year ACS.

Table 6 segments households by income and household type, including small families (2-4 members), large families (5 or more members), households with seniors, and households with young children. As shown, about 7,510 households in Twin Falls have low or moderate incomes (under 80% of HUD Adjusted Median Family Income (HAMFI)) and constitute approximately 45% of the city's households. Nearly two-thirds (62%) of households with someone age 75 and over have low or moderate incomes, reflecting decreased employment income for elderly households. Households with one or more children under age 6 are also more likely to have low or moderate incomes (about 47%) compared to families without small children.

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Tables 7 through 12 identify housing needs by tenure based on Comprehensive Housing Affordability Strategy (CHAS) data. CHAS data is a special tabulation of the U.S. Census Bureau's American Community Survey (ACS) that is largely not available through standard Census products. The special dataset provides counts of the number of households that fit certain combinations of HUD-specified housing needs, HUD-defined income limits (primarily 30, 50, and 80% of HAMFI), and household types of particular interest to planners and policy makers.

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).

Table 7 shows that 4,799 households, or 28% of all households in Twin Falls, experience a housing problem. Data for households experiencing severe housing problems provided in Table 8 show that 14% (or 2,300 households) experience one or more severe housing problems listed.

Overall, the most common housing problem in Twin Falls is housing cost burdens. Approximately 56% of all households with incomes under 80% HAMFI in the city experience cost burdens (see Tables 6 and 9). Severe cost burdens affect 1,300 renter households and 579 owner households, or 25% of all households with incomes under 80% HAMFI (see Tables 6 and 10). For those households earning below 30% HAMFI, severe cost burdens have the greatest effect. As Table 10 shows, over one-half (1,020 households or 54%) of the 1,879 severely cost burdened households are extremely low income. Table 9 shows another 360 extremely low-income households are cost burdened.

Although cost burdens have the greatest effect on Twin Falls households, overcrowded and substandard facilities also affect residents in the city. Nearly 3% of all households earning less than 80% HAMFI have zero or negative income but no other housing problems (see Table 7), while about 3% experience overcrowding or severe overcrowding (see Table 11). Lastly, 2% of all low- or moderate-income households live in substandard housing or lack complete kitchen or plumbing facilities (see Table 7). All of those living in substandard housing are renters.

The remainder of this section characterizes local housing needs in more detail. The Market Analysis component of the Consolidated Plan identifies resources available to respond to these needs (public housing, tax credit and other subsidized properties, housing and services for the homeless and others).

TABLE 5 - HOUSING NEEDS ASSESSMENT DEMOGRAPHICS

Demographics	Base Year: 2010	Most Recent Year: 2015	Percent Change
Population	42,458	48,225	14%
Households	15,920	18,047	13%
Median Income	$41,503	$48,876	18%

Data Source: 2005-2009 ACS (Base Year), 2014-2018 ACS (Most Recent Year)

Number of Households Table

TABLE 6 - TOTAL HOUSEHOLDS TABLE

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households	1,950	2,270	3,290	1,870	7,460
Small Family Households	590	850	1,095	745	3,875
Large Family Households	90	250	335	335	785
Household contains at least one person 62-74 years of age	270	385	635	295	1,620
Household contains at least one person age 75 or older	185	420	665	190	575
Households with one or more children 6 years old or younger	330	585	665	510	1,260

Data Source: 2011-2015 CHAS

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Housing Needs Summary Tables

1. Housing Problems (households with one of the listed needs)

TABLE 7 – HOUSING PROBLEMS TABLE

	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	45	45	40	20	150	0	0	0	0	0
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	0	25	0	4	29	0	0	0	0	0
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	20	90	75	45	230	0	35	30	0	65
Housing cost burden greater than 50% of income (and none of the above problems)	725	460	35	0	1,220	275	180	135	20	610
Housing cost burden greater than 30% of income (and none of the above problems)	270	700	445	15	1,430	80	240	525	220	1,065
Zero/negative Income (and none of the above problems)	175	0	0	0	175	50	0	0	0	50

Data Source: 2011-2015 CHAS

2. Housing Problems 2 (households with one or more severe housing problems: lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

TABLE 8 – HOUSING PROBLEMS 2

	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 severe housing problems	785	620	145	75	1,625	275	215	165	20	675
Having none of four severe housing problems	485	885	1,360	630	3,360	180	550	1,620	1,145	3,495
Household has negative income, but none of the other severe housing problems	175	0	0	0	175	50	0	0	0	50

Data Source: 2011-2015 CHAS

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3. Cost Burden > 30%

TABLE 9 – 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	325	560	95	980	115	150	255	520
Large Related	90	65	20	175	0	65	70	135
Elderly	110	290	175	575	160	199	220	579
Other	505	335	215	1,055	75	0	130	205
Total need by income	1,030	1,250	505	2,785	350	414	675	1,439

Data Source: 2011-2015 CHAS

4. Cost Burden > 50%

TABLE 10 – 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	260	195	10	465	115	70	85	270
Large Related	35	0	0	35	0	50	0	50
Elderly	70	165	55	290	100	54	35	189
Other	385	125	0	510	55	0	15	70
Total need by income	750	485	65	1,300	270	174	135	579

Data Source: 2011-2015 CHAS

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5. Crowding (more than one person per room)

TABLE 11 – CROWDING INFORMATION – 1/2

	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	20	90	85	30	225	0	35	20	0	55
Multiple, unrelated family households	0	25	0	19	44	0	0	10	0	10
Other, non-family households	0	0	0	0	0	0	0	0	0	0
Total need by income	20	115	85	49	269	0	35	30	0	65

Data Source: 2011-2015 CHAS

TABLE 12 – CROWDING INFORMATION – 2/2

	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								

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

Estimates of the number of non-elderly single person households in need of housing assistance are included in the "other, non-family" category of Tables 9 and 10. This category also includes multi-person households whose members are unrelated (e.g. roommates, un-married partners, etc.). There are an estimated 1,260 single-person or multi-person unrelated households with incomes under 80% HAMFI who spend more than 30% of their income on housing. As Table 9 shows, single-person or multi-person unrelated households comprise 30% of all households experiencing cost burdens. The majority (84%) are renters and the remaining 16% are homeowners.

As Tables 9 and 10 show, nearly one-half (580 households or 46%) of non-family households with cost burdens have housing costs that exceed 50% of their income. Renters make up 88% of severely cost burdened other, non-family households, while owners make up 12%. Many (75%) of the severely cost burdened other, non-family households in Twin Falls are extremely low income. The vast majority (97%) earn less than 50% AMI.

DRAFT

What are the most common housing problems?

CHAS data indicates that the most common housing problems in Twin Falls are cost burdens, which occur when a household spends more than 30% of its income on housing costs. Table 9 indicates that 2,785 renter households and 1,439 owner households are cost burdened, totaling 56% of all households with incomes under 80% HAMFI. For renters, cost burdened households are more likely to have low incomes. About 82% of cost burdened renters have incomes under 50% HAMFI. Conversely, the largest share of cost burdened owner households have moderate incomes from 50-80% HAMFI (47% of cost burdened owners) while 24% have extremely low income and 29% have low incomes.

Although cost burdens have the greatest effect on Twin Falls households with incomes under 80% HAMFI, overcrowded and substandard facilities also impact these residents, particularly renters. Approximately 3% of these households experience overcrowding (see Tables 6 and 11) and about 2% of all low- to moderate-income households live in substandard housing or lack complete kitchen or plumbing facilities (see Tables 6 and 7). While overcrowding and substandard housing occur in small percentages, they impact 405 households with incomes under 80% HAMFI and an additional 69 households with incomes from 80 to 100% HAMFI.

In addition to the housing needs identified in CHAS data, community input received for this project indicates that housing quality is an issue in Twin Falls for both renters and homeowners. Stakeholders note that some rental units are in substandard condition but landlords do not make improvements and tenants often do not have the resources or information to represent themselves against their landlords. On the homeownership side, low- and moderate-income households, including seniors, often need assistance with critical housing repairs. Housing for seniors, accessible housing, and supportive housing for people with special needs were also identified as needs by stakeholders.

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

Renters are significantly more likely to be impacted by cost burdens and severe cost burdens than homeowners (Tables 9 and 10). About 66% of cost burdened households are renters, as are 69% of severely cost burdened households, 80% of overcrowded households, and 100% of households in substandard housing.

Renters that are most affected by cost burdens are non-family, “other” households (single householders or unrelated multi-person households), of which 1,055 households make up 38% of all cost burdened renters. Small families are also a large share (35%) of cost burdened renters. By comparison, cost burdened owners are most likely to be seniors and small families (40% and 36%, respectively).

As Table 11 shows, overcrowded household are also more likely to be renters. There are 269 overcrowded renter households compared to 65 owner households. In both cases, small family households make up the largest share of overcrowded households (84-85% of owners and renters). The remaining overcrowded households are those with multiple, unrelated families living together.

For renters, cost burdens and severe cost burdens tend to skew toward households in the lowest income group (0-30% AMI). Thirty-seven percent (37%) of cost burdened renters have extremely low incomes.

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Among the severely cost burdened (Table 10), 47% of homeowners and 58% of renters are extremely low-income.

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.

According to 2014-2018 ACS data, 16% of Twin Falls residents fall below the poverty line. About 70% of households earning less than 30% AMI are cost burdened, spending more than 30% of their income on housing, not including childcare, medical or transportation costs (see Tables 6 and 9). Low wages, rising rental costs, and the scarcity of affordable housing for extremely and very low-income households place vulnerable households at even greater risk for eviction or homelessness. Individuals and families at imminent risk of homelessness often face a myriad of barriers including prior histories of homelessness or eviction, chronic physical or mental disabilities, poor credit, criminal histories, and limited access to additional education or job skills training.

For formerly homeless families and individuals nearing the termination of assistance, the top needs are for increased, sustainable income; access to Social Security disability and other mainstream benefits; linkages to health, mental health, and legal services; access to affordable transportation and childcare; and ongoing case management and supportive services.

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 Housing and Finance Association (IHFA), the lead agency for the Idaho Balance of State Continuum of Care, which includes Twin Falls, does not provide estimates of the number of individuals or families at-risk of homelessness. According to its *2019 State of Homelessness in Idaho* report, IHFA defines a person or family as being at "imminent risk of homelessness" if they will lose their primary nighttime residents within 14 days.

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

In its *2019 State of Homelessness in Idaho* report, IHFA identifies primary reasons for homelessness in Idaho, which include domestic violence or sexual abuse, an unexpected change or loss in income/job, being evicted or having a landlord dispute, or having a housing affordability issue. Other, less common reasons for homelessness include disability and discharge from an institution, among other circumstance.

DRAFT

NA-15 DISPROPORTIONATELY GREATER NEED: HOUSING PROBLEMS – 91.205 (B)(2)

Introduction

This section assesses the housing needs of racial and ethnic groups at various income levels in comparison to the needs at that income level as a whole. The purpose of this assessment is to identify if any racial or ethnic group has disproportionately greater needs than all other groups at this income level.

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.

Income classifications include:

- Extremely low income – up to 30% of area median income (AMI);
- Low income – greater than 30% AMI to 50% AMI;
- Moderate income – greater than 50% AMI to 80% AMI; and
- Middle income – greater than 80% AMI to 100% AMI.

0% to 30% Area Median Income

At extremely low incomes, 72% of Twin Falls households (1,405 households) have at least one of the four housing problems. Black households experience disproportionately greater housing needs at this income level, with 100% of the 35 Black households at this income level experiencing a housing problem. For other races and ethnicities, rates of housing need range from 59% for American Indians/Alaska Natives to 78% for Hispanic households.

DRAFT

TABLE 13 - DISPROPORTIONALLY GREATER NEED 0 TO 30% AMI

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	1,405	315	225
White	1,075	260	175
Black / African American	35	0	0
Asian	30	0	10
American Indian, Alaska Native	50	35	0
Pacific Islander	0	0	0
Hispanic	210	20	40

Note: The four housing problems are: (1) Lacks complete kitchen facilities; (2) Lacks complete plumbing facilities; (3) More than one person per room; and (4) Cost burden greater than 30%.

Data Source: 2011-2015 CHAS

Greater than 30% Area Median Income to 50% Area Median Income

At low incomes, 78% of Twin Falls households (1,775 households) have at least one housing problem. Asian and Hispanic households are disproportionately affected, with 100% of the 34 Asian households and 93% of the 389 households experiencing at least one housing problem. About three-fourths of white households (76%) have a housing need, as do 10% of American Indian/Alaska Native households.

TABLE 14 - DISPROPORTIONALLY GREATER NEED 30 TO 50% AMI

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	1,775	495	0
White	1,330	410	0
Black / African American	0	0	0
Asian	34	0	0
American Indian, Alaska Native	4	35	0
Pacific Islander	0	0	0
Hispanic	360	29	0

Note: The four housing problems are: (1) Lacks complete kitchen facilities; (2) Lacks complete plumbing facilities; (3) More than one person per room; and (4) Cost burden greater than 30%.

Data Source: 2011-2015 CHAS

Greater than 50% Area Median Income to 80% Area Median Income

At moderate incomes, housing problems affect 39% of all Twin Falls households (1,275 households). Black households are disproportionately impacted, with 50% of the 90 African American households at this income level having a housing problem. For other groups, incidence of housing problems range from 0% for Asians to 35% for Hispanics to 40% for white households.

TABLE 15 - DISPROPORTIONALLY GREATER NEED 50 TO 80% AMI

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	1,275	2,015	0
White	1,085	1,595	0
Black / African American	45	45	0
Asian	0	115	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	145	265	0

Note: The four housing problems are: (1) Lacks complete kitchen facilities; (2) Lacks complete plumbing facilities; (3) More than one person per room; and (4) Cost burden greater than 30%.

Data Source: 2011-2015 CHAS

Greater than 80% Area Median Income to 100% Area Median Income

At middle incomes, just over one-in-six (18%) Twin Falls households have at least one housing problem. Rates range from 0% for Asian households to 9% for Hispanic households to 19% for white households. No group has a disproportionate housing need.

DRAFT

TABLE 16 - DISPROPORTIONALLY GREATER NEED 80 TO 100% AMI

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	330	1,535	0
White	305	1,320	0
Black / African American	0	0	0
Asian	0	15	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	20	200	0

Note: The four housing problems are: (1) Lacks complete kitchen facilities; (2) Lacks complete plumbing facilities; (3) More than one person per room; and (4) Cost burden greater than 30%.

Data Source: 2011-2015 CHAS

Discussion

Overall, CHAS data indicates that housing need is highest at lowest income levels; more than 70% of extremely low- and low-income households have at least one housing problem. Thirty-nine percent (39%) of moderate-income households and 18% of middle-income households have a housing problem.

Tables 13 through 15 indicate that three groups experience disproportionately greater rates of housing problems than other groups at various income levels. Black households have greater needs at extremely low incomes (100% with housing problems compared to 72% citywide) and moderate incomes (50% with housing problems compared to 39% citywide). At low incomes, Asian and Hispanic households have disproportionate needs (100% and 93% with housing problems, respectively, compared to 78% citywide). At moderate incomes, as shown in Table 16, CHAS data does not indicate any group which experiences disproportionately greater housing need.

NA-20 DISPROPORTIONATELY GREATER NEED: SEVERE HOUSING PROBLEMS – 91.205 (B)(2)

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. The purpose of this assessment is to identify if any racial or ethnic group has disproportionately greater severe housing needs than all other groups at this income level.

DRAFT

Like the preceding analysis, this section 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.

Income classification include:

- Extremely low income – up to 30% of area median income (AMI);
- Low income – greater than 30% AMI to 50% AMI;
- Moderate income – greater than 50% AMI to 80% AMI; and
- Middle income – greater than 80% AMI to 100% AMI.

0% to 30% Area Median Income

At extremely low incomes, 54% of Twin Falls households have at least one of the four severe housing problems (1,060 households). All (100%) of the 35 extremely low-income Black households and 75% of the 40 extremely low-income Asian households have at least one severe housing problem, indicating disproportionate need.

TABLE 17 – SEVERE HOUSING PROBLEMS 0 TO 30% AMI

Housing Problems	Has one or more of four severe housing problems	Has none of the four severe housing problems	Household has no/negative income, but none of the other severe housing problems
Jurisdiction as a whole	1,060	665	225
White	920	420	175
Black / African American	35	0	0
Asian	30	0	10
American Indian, Alaska Native	0	85	0
Pacific Islander	0	0	0
Hispanic	70	155	40

Note: The four severe housing problems are: (1) Lacks complete kitchen facilities; (2) Lacks complete plumbing facilities; (3) More than 1.5 persons per room; and (4) Cost burden greater than 50%.

Data Source: 2011-2015 CHAS

Greater than 30% Area Median Income to 50% Area Median Income

A little over than one-third (37%) of low-income households in Twin Falls experience severe housing needs (835 households). Asian households are the only group that is disproportionately affected, with 100% of the 34 low-income Asian households having at least one severe housing problem. Of the remaining low-income racial and ethnic groups, severe housing need rates range from 10% for American Indians/Alaska Natives to 42% for Hispanic households.

TABLE 18 – SEVERE HOUSING PROBLEMS 30 TO 50% AMI

Housing Problems	Has one or more of four severe housing problems	Has none of the four severe housing problems	Household has no/negative income, but none of the other severe housing problems
Jurisdiction as a whole	835	1,435	0
White	630	1,110	0
Black / African American	0	0	0
Asian	34	0	0
American Indian, Alaska Native	4	35	0
Pacific Islander	0	0	0
Hispanic	165	225	0

Note: The four severe housing problems are: (1) Lacks complete kitchen facilities; (2) Lacks complete plumbing facilities; (3) More than 1.5 persons per room; and (4) Cost burden greater than 50%.

Data Source: 2011-2015 CHAS

Greater than 50% Area Median Income to 80% Area Median Income

At moderate incomes, 9% of Twin Falls households experience at least one severe housing problem (310 households). Black households have a disproportionately greater rate of severe housing problems, with 50% of the 90 moderate income households impacted by severe housing need. Rates for other groups range from 0% for Hispanic and Asian households to 10% for white households.

DRAFT

TABLE 19 – SEVERE HOUSING PROBLEMS 50 TO 80% AMI

Housing Problems	Has one or more of four severe housing problems	Has none of the four severe housing problems	Household has no/negative income, but none of the other severe housing problems
Jurisdiction as a whole	310	2,980	0
White	270	2,415	0
Black / African American	45	45	0
Asian	0	115	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	0	410	0

Note: The four severe housing problems are: (1) Lacks complete kitchen facilities; (2) Lacks complete plumbing facilities; (3) More than 1.5 persons per room; and (4) Cost burden greater than 50%.

Data Source: 2011-2015 CHAS

Greater than 80% Area Median Income to 100% Area Median Income

At middle incomes, 5% of Twin Falls households have a severe housing problem (95 households). No group has a disproportionately greater rate of severe housing needs.

TABLE 20 – SEVERE HOUSING PROBLEMS 80 TO 100% AMI

Housing Problems	Has one or more of four severe housing problems	Has none of the four severe housing problems	Household has no/negative income, but none of the other severe housing problems
Jurisdiction as a whole	95	1,775	0
White	80	1,545	0
Black / African American	0	0	0
Asian	0	15	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	10	215	0

Note: The four severe housing problems are: (1) Lacks complete kitchen facilities; (2) Lacks complete plumbing facilities; (3) More than 1.5 persons per room; and (4) Cost burden greater than 50%.

Data Source: 2011-2015 CHAS

Discussion

Severe housing problems in Twin Falls disproportionately affect Black and Asian households. At extremely low incomes, both Black and Asian households are disproportionately impacted by severe housing problems (at rates of 100% and 75%, respectively, compared to 54% citywide). At low incomes, Asian households experience disproportionate severe housing problems (100% of households compared to 37% citywide). Finally, at moderate incomes, Black households have a disproportionate rate of severe housing needs (50% compared to 9% citywide).

NA-25 DISPROPORTIONATELY GREATER NEED: HOUSING COST BURDENS – 91.205 (B)(2)

Introduction

This section looks at levels of need by race and ethnicity to identify groups that are disproportionately likely to have housing needs compared to the city overall. 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. Although several groups have households with no computed income, the share of these households does not exceed 3% for any racial or ethnic group.

Housing Cost Burden

As Table 21 shows, 71% of all households in Twin Falls spend less than 30% of their income on housing costs. Approximately 17% are cost burdened, spending between 30-50% of their income on housing costs. In regard to housing cost burdens, Hispanic and American Indian/Alaska Native households experience disproportionately greater need than other groups. HUD defines a disproportionate need when members of one racial or ethnic group experience a cost burden at a rate at least 10 percentage points higher than the regional rate. Compared to the jurisdictional average, 32% of Hispanic households and 28% of Native American/Alaska Native households are cost burdened (550 and 50 households, respectively).

There are also 11% of Twin Falls households who are severely cost burdened, spending more than half of their income on housing costs. Black households experience a disproportionate share of severe cost burdens, with 29% of the city's approximately 120 Black households spending more than half of their income on housing.

Combining all cost burdened and severely cost burdened households in the city, there are 4,720 households, or 28% of all households, spending more than 30% of income on housing. Hispanic households are disproportionately likely to spend more than 30% of income on housing, with 39% of the city's estimated 1,730 Hispanic households doing so. For other races and ethnicities, that share ranges from 25% for Asian households to 30% for American Indian/Alaska Native households.

DRAFT

TABLE 21 – HOUSING COST BURDENS BY RACE AND ETHNICITY

Housing Cost Burden	Less than 30%	30-50%	More than 50%	No / negative income (not computed)
Jurisdiction as a whole	11,895	2,800	1,920	225
White	10,365	2,100	1,720	175
Black / African American	85	0	35	0
Asian	240	50	35	10
American Indian, Alaska Native	125	50	4	0
Pacific Islander	0	0	0	0
Hispanic	1,015	550	125	40
Share of Total Households by Race and Ethnicity				
Jurisdiction as a whole	71%	17%	11%	1%
White	72%	15%	12%	1%
Black / African American	71%	0%	29%	-%
Asian	72%	15%	10%	3%
American Indian, Alaska Native	70%	28%	2%	0%
Pacific Islander	--	--	--	--
Hispanic	59%	32%	7%	2%

Data Source: 2011-2015 CHAS

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?

Tables 13 through 21 identified several instances of disproportionately greater need, which are summarized below:

- Hispanic households face disproportionately greater rates of housing problems at low incomes (30-50% AMI) and cost burdens regardless of income.
- Asian households face disproportionately greater rates of housing problems at low incomes (30-50% AMI) and severe housing problems at extremely low (under 30% AMI) and low incomes (30-50% AMI).
- Black households face disproportionately greater rates of housing problems and severe housing problems at extremely low (under 30% AMI) and moderate incomes (50 to 80%) AMI. They are also more likely to be severely cost burdened than other households regardless of income.

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

Housing supply and affordability were critical focuses identified by stakeholders that provided input for this research. Other housing needs identified include rental housing rehabilitation, assistance for homeowner housing repairs, senior housing, housing for people with disabilities, entry-level housing, homelessness prevention, and housing for people who are homeless.

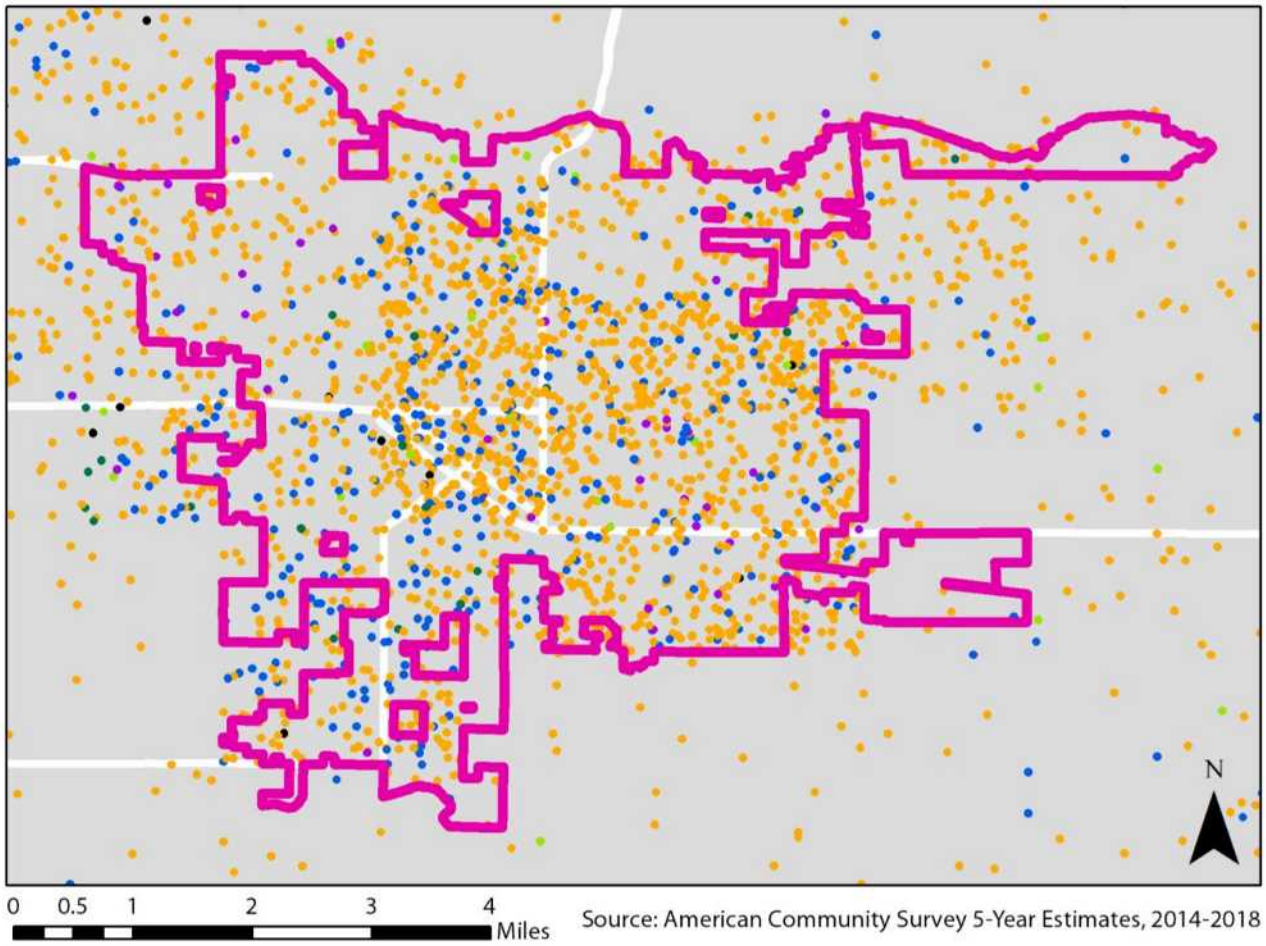
Related to fair housing, survey respondents indicated that a lack of affordable housing for families, individuals, and seniors; displacement of residents due to rising housing costs; lack of housing options for people with disabilities; neighborhood revitalization needs; and discrimination by landlords or rental agents are potential fair housing barriers in Twin Falls.

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

The map that follows shows geographic patterns by race and ethnicity in Twin Falls. Generally, Black, Latino, and Asian residents are not located within specific neighborhoods in the community. Segregation data examined in the Analysis of Impediments to Fair Housing Choice completed in conjunction with this AI also indicates that racial and ethnic segregation is relatively low in Twin Falls.

DRAFT

FIGURE 1 – POPULATION BY CENSUS TRACT BY RACE AND ETHNICITY IN TWIN FALLS, 2014-2018



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, although the TFHA reports 196 units.

HUD PIC data also identifies other defining characteristics about the traditional public housing tenant population. Over 40% of TFHA households have an elderly resident, while 34% 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 households and 5 Asian/Pacific Islander households. Thirteen (13) of the 191 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 428 vouchers in use in Twin Falls, housing about 815 people. About 83% of voucher holders are white, 13% are Hispanic, 3% are Black, and 2% are Native American.

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Totals in Use

TABLE 22 - PUBLIC HOUSING BY PROGRAM TYPE

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

***Note:** Includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-Year, and Nursing Home Transition

Data Source: PIC (PIH Information Center)

DRAFT

Characteristics of Residents

TABLE 23 – CHARACTERISTICS OF PUBLIC HOUSING RESIDENTS BY PROGRAM TYPE

	Program Type							
				Vouchers				
							Special Purpose Voucher	
	Certificate	Mod-Rehab	Public Housing	Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program
Average annual income	0	0	$11,907	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 domestic violence victims	0	0	0	0	0	0	0	0

Data Source: PIC (PIH Information Center)

DRAFT

Race of Residents

TABLE 24 – RACE OF PUBLIC HOUSING RESIDENTS BY PROGRAM TYPE

Program Type									
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							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

***Note:** Includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-Year, and Nursing Home Transition

Data Source: PIC (PIH Information Center)

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Ethnicity of Residents

TABLE 25 – ETHNICITY OF PUBLIC HOUSING RESIDENTS BY PROGRAM TYPE

Program Type									
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							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

***Note:** Includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-Year, and Nursing Home Transition

Data Source: PIC (PIH Information Center)

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

Data from the HUD PIH Information Center indicates that 66 traditional public housing units, or 34% of TFHA units, 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 in SSI benefits, 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.

Describe the most immediate needs of residents of public housing and housing choice voucher holders.

Current residents in public and other assisted housing units are most immediately in need of opportunities and supports 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.

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.

NA-40 HOMELESS NEEDS ASSESSMENT – 91.205(C)

Introduction

This section provides estimates of the population experiencing homelessness in the region and details the needs of people experiencing homelessness in the city of Twin Falls. Twin Falls is part of the Idaho Balance of State Continuum of Care (CoC), which conducts an annual Point-in-Time count of people who are homeless during the last ten days of January each year. The Balance of State CoC is divided into six regions; Twin Falls falls into Region 4, which covers Blaine, Camas, Gooding, Lincoln, Minidoka, Jerome, Cassia, and Twin Falls Counties.

The 2019 Point-in-Time count for the Idaho Balance of State CoC was held on January 23, 2019. It counted 62 homeless households and a total of 136 people experiencing homelessness in Region 4. The tables that follow provide greater detail about characteristics of the homeless population in Region 4.

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Nature and Extent of Homelessness

TABLE 26 – IDAHO BALANCE OF STATE COC 2019 POINT-IN-TIME HOMELESS COUNT IN REGION 4

	Sheltered	Unsheltered	Total
Total number of households	57	5	**62**
Total number of persons	127	9	**136**
Number of children (under age 18)	56	3	**59**
Number of persons age 18 to 24	5	0	**5**
Number of persons over age 24	66	6	**72**

Data Source: Idaho Balance of State Continuum of Care 2019 Point-In-Time Count

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).

Of the 62 people experiencing homelessness counted in the Point-in-Time count, 2 people were chronically homeless (3% of total people experiencing homelessness), both sheltered.

The 2019 Point-in-Time count counted 111 people in households with at least one adult and one child (69% of people experiencing homelessness), 1 veteran (<1%), and 8 youth and children in unaccompanied and parenting youth households (5%). The 111 people in families with at least one adult and one child included 38 households, of which the large majority (97%) were sheltered. The 1 homeless veteran counted was also sheltered.

Homeless youth households included 3 unaccompanied youth, 2 parenting youth, and 3 children of parenting youth. All were sheltered.

Note that these figures do not represent the entire population experiencing homelessness in the CoC Region 4 counties, but rather the number of people experiencing homelessness who were sheltered and unsheltered at the time of the 2019 Point-in-Time count. As the inventory of homeless facilities in the area shows, a considerably higher number of people who are homeless are assisted within the counties than the Point-in-Time count reflects.

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

The 2019 Point-in-Time count identified 38 households experiencing homelessness with at least one adult and one child. These households included a total of 111 people and the vast majority were sheltered (96%). Only 1 veteran was counted and was sheltered.

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TABLE 27 – IDAHO BALANCE OF STATE COC 2019 POINT-IN-TIME HOMELESS COUNT: PERSONS IN HOUSEHOLDS WITH AT LEAST ONE ADULT AND ONE CHILD IN REGION 4

	Sheltered	Unsheltered	Total
Total number of households	37	1	**38**
Total number of persons	107	4	**111**

Data Source: Idaho Balance of State Continuum of Care 2019 Point-In-Time Count

Describe the nature and extent of homelessness by racial and ethnic group.

The Point-in-Time count categorized the number of sheltered and unsheltered individuals who were homeless in the CoC region by race and ethnicity. The count found that 114 of the 136 sheltered and unsheltered individuals experiencing homelessness were white (84%), 12 were Native Hawaiian or Pacific Islander (9%), and 8 were multiple races (6%). Regarding ethnicity, the count found that 17 of the 136 sheltered and unsheltered individuals experiencing homelessness in Region 4 were Hispanic/Latino (13%), and 119 were non-Hispanic/Latino (87%).

TABLE 28 – IDAHO BALANCE OF STATE COC2019 POINT-IN-TIME HOMELESS COUNT: RACE AND ETHNICITY OF SHELTERED AND UNSHELTERED HOMELESS PERSONS IN REGION 4

	Sheltered	Unsheltered	Total
Homeless Persons by Race			
White	105	9	**114**
Black or African American	0	0	**0**
Asian	0	0	**0**
American Indian or Alaska Native	2	0	**2**
Native Hawaiian or Pacific Islander	12	0	**12**
Multiple Races	8	0	**8**
Homeless Persons by Ethnicity			
Non-Hispanic / Non-Latino	110	9	**119**
Hispanic / Latino	17	0	**17**

Data Source: Idaho Balance of State Continuum of Care 2019 Point-In-Time Count

Describe the nature and extent of unsheltered and sheltered homelessness.

The 2019 Point-in-Time count counted a total of 136 people experiencing homelessness, including 127 sheltered (93%) and 9 unsheltered persons (7%). However, stakeholders interviewed during this planning process noted that people experiencing homelessness may be doubling up with other families, staying with friends or relatives, or living in vehicles. For this reason, many people experiencing homelessness may not be included in the Point-in-Time count.

TABLE 29 – RACE AND ETHNICITY OF SHELTERED AND UNSHELTERED HOMELESS PERSONS IN REGION 4

	Sheltered	Unsheltered	Total
Demographic Summary by Gender			
Female	61	3	**64**
Male	66	6	**72**
Gender Non-Conforming	0	0	**0**
Summary of Other Populations Reported			
Chronically Homeless	2	0	**2**
Adults with Serious Mental Illness	2	2	**4**
Adults with Substance Use Disorder	0	0	**0**
Veterans	1	0	**1**
Adults with HIV/AIDS	0	0	**0**
Adult Survivors of Domestic Violence	16	1	**17**
Unaccompanied Youth	3	0	**3**
Parenting Youth	2	0	**2**
Children of Parenting Youth	3	0	**3**

Data Source: Idaho Balance of State Continuum of Care 2019 Point-In-Time Count

Discussion

Data from the Point-in-Time count and stakeholder input indicate a need for homelessness services in Twin Falls. Survey takers rated all homeless services at high levels of need. In particular, 59% rated homeless prevention as a high need, and 58% rated supportive services/case management as a high need. Outreach to homeless persons, transitional/supportive housing programs, and permanent housing were also rated as high needs by more than 50% of survey respondents (see Figure 2).

Participants in community input sessions, focus groups, stakeholder interviews, and the public survey also noted the following homelessness needs in Twin Falls:

- Homelessness is made worse by the limited housing available and high rents in Twin Falls.
- The city does not have a great supply of homeless accommodations. Existing shelters tend to be specialty type shelters, (e.g. domestic violence).
- Housing for people experiencing homelessness and low-income residents should be spread throughout the community.
- There is a need to move from a shelter model to an alternative housing model in which people stay in hotels for a short time.
- There is a need to support veterans, men, and single people who are experiencing homelessness.
- There is a need to increase awareness of case management services.
- Job training for people experiencing homelessness is a need.
- High taxes contribute to displacement of residents.

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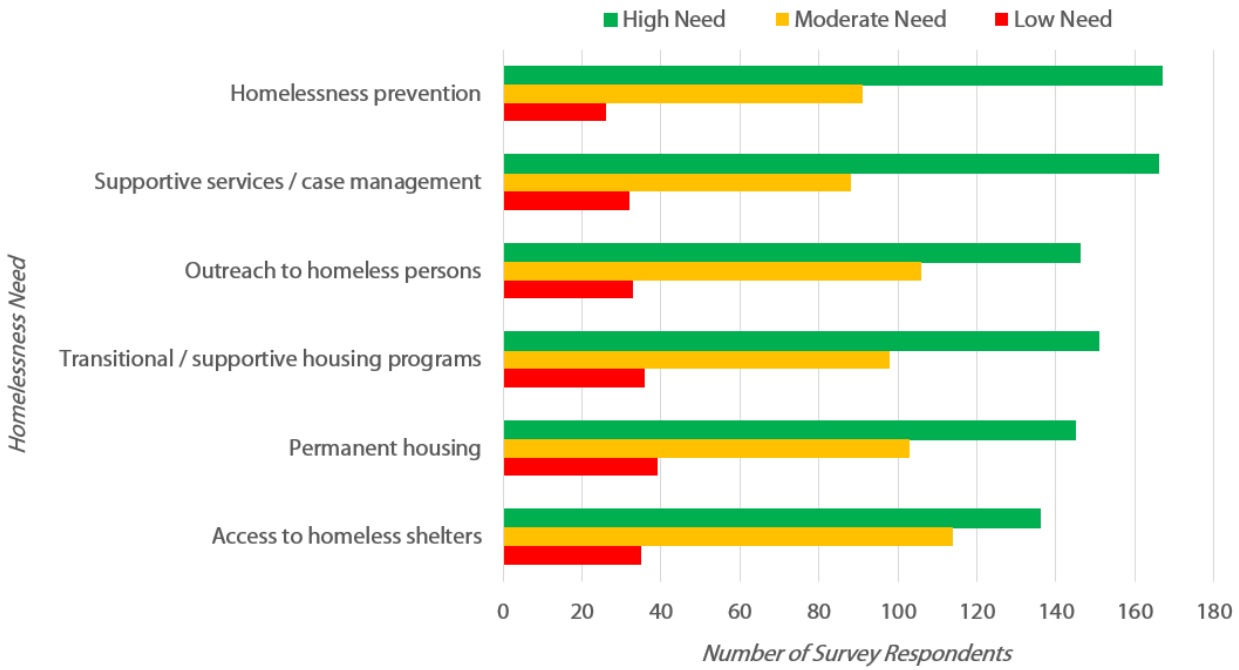
FIGURE 2 – HOMELESS NEEDS FROM THE COMMUNITY NEEDS SURVEY



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.

ELDERLY AND FRAIL ELDERLY

An estimated 14% of Twin Falls' population is elderly, aged 65 and over, and 6% of the population is considered frail elderly, aged 75 and over, according to 2014-2018 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 13% of Twin Falls residents have one or more disabilities. Figure 3 shows shares of population with a disability by disability type.

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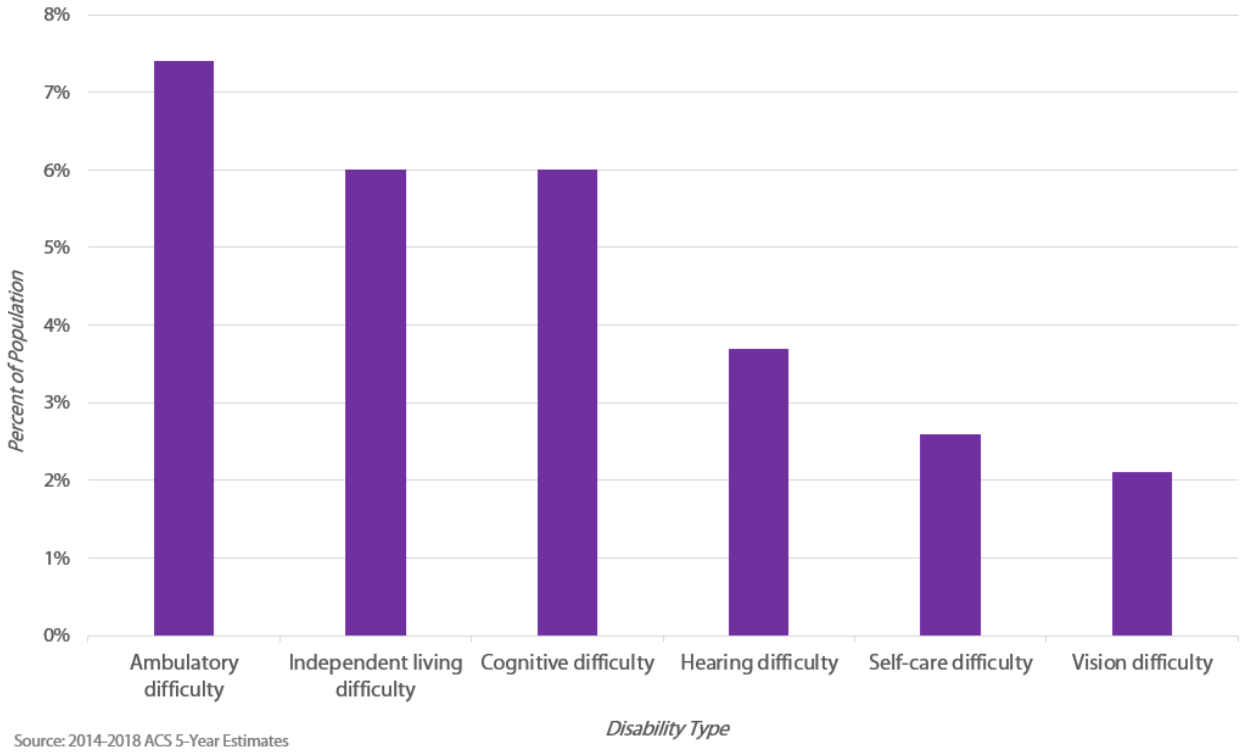
FIGURE 3 – DISABILITY BY TYPE IN THE CITY OF TWIN FALLS



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 1,176 people living with HIV in Idaho in 2018, including 37 people newly diagnosed that year. In Twin Falls County, about 19 out of 100,000 residents were living with HIV in 2018.[1]

PERSONS WITH ALCOHOL OR DRUG ADDICTION

The region that includes Twin Falls County, Jerome County, and six other Idaho counties has an estimated 5.0% rate of alcohol use disorder in the past year for individuals aged 12 and older, according to 2014-2016 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 47 persons per 100,000 population for 2016 to 2018.[3]

[1] Emory University Rollins School of Public Health, AIDSVu. (2018). Retrieved from: https://aidsvu.org/local-data/united-states/west/idaho/

[2] Substance Abuse & Mental Health Data Archive. "Interactive National Survey on Drug Use and Health Substate Estimates." https://pdas.samhsa.gov/saes/substate

[3] County Health Rankings & Roadmaps. "Drug Overdose Deaths." https://www.countyhealthrankings.org/

SURVIVORS OF DOMESTIC VIOLENCE

The Centers for Disease Control and Prevention estimates that 4.6% of women in Idaho have experienced any contact sexual violence, physical violence, or stalking by an intimate partner in the past 12 months, equating to an estimated 1,147 women in Twin Falls. An estimated 8.2% of men in Idaho have experienced any contact sexual violence, physical violence, or stalking by an intimate partner in the past 12 months, equating to an estimated 1,910 men in Twin Falls.[4]

RE-ENTRY POPULATIONS

In the state of Idaho, an estimated 32,000 residents are on probation, and 4,800 are on parole.[5] This equates to an estimated 914 Twin Falls residents on probation and 137 on parole, based on city and state populations for 2014-2018. 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.

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

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 both service providers and the public through the Housing and Community Needs Survey, public meetings, focus groups, and stakeholder interviews.

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 2020 estimates fair market rent for a two-bedroom unit in Twin Falls County at $801 per month, and a three-bedroom unit at $1,102 per month.[6] 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. Residents and stakeholders who participated in public meetings and stakeholder interviews also discussed a need to provide support and training to increase homeownership and to support housing rehabilitation for low-income homeowners.

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

[4] Centers for Disease Control and Prevention. (2017). The National Intimate Partner and Sexual Violence Survey. 2010-2012 State Report. Retrieved from: https://www.cdc.gov/violenceprevention/pdf/NISVS-StateReportBook.pdf
[5] Prison Policy Initiative. Profiles. Retrieved from: https://www.prisonpolicy.org/profiles
[6] HUD User. HUD Metro FMR Area Small Area FY 2020 Fair Market Rents. Retrieved from: https://www.huduser.gov/portal/datasets/fmr/fmrs/FY2020_code/select_Geography.odn

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.

TRANSPORTATION

Access to transportation is an important concern for people with special needs. People with disabilities and others who may not have access to vehicles need housing close to transportation services in order to access employment, health services, and recreation opportunities. Persons with HIV/AIDS need housing nearby transportation services to access health services and other resources. If transit is not within walking distance, special needs populations require accessible, reliable transportation services to provide access to everyday needs. Specifically, persons with intellectual or developmental disabilities may need companion assistance in transportation services to reach their destinations. Accessible, reliable transportation also makes it easier for service providers to reach people for in-home services.

SPECIALIZED HOUSING AND SUPPORTIVE SERVICES

Specialized housing is often needed to target needs of specific populations, although the Housing First model emphasizes that supportive services should not be required for people to access housing. People with intellectual or developmental disabilities, people living with HIV/AIDS, and people with alcohol or drug addiction have specific housing needs that may be addressed through housing with wraparound services, such as case management, life skills programming, and health services.

WORKFORCE DEVELOPMENT AND EMPLOYMENT SERVICES

Special needs populations may also need workforce development and employment services. These programs may include employment navigation, job training, education, transportation services, and case management focused on employment, among others.

PHYSICAL AND MENTAL HEALTH AND TREATMENT SERVICES

Access to healthcare is a need for special needs populations, as they are more likely to experience barriers such as economic disadvantage; medical issues and disability; language and literacy age; and cultural,

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geographic, or social isolation. To increase access to healthcare, it is important for local governments and stakeholders to take steps to define, locate, and reach at-risk populations.[7]

EDUCATION/COMBATING PERCEPTIONS

Combatting stigmas is an important concern for people with special needs. For adults with criminal histories and people living with HIV/AIDS, discrimination may make accessing adequate housing difficult. Further, a lack of understanding regarding the transmission of HIV may cause people to lose housing or employment, thus increasing risk of homelessness.

OUTREACH

Outreach to special needs populations to ensure they are aware of available services is another need. Clarity in marketing and in public buildings about what services are available is important in supporting awareness of available services among vulnerable populations. Outreach also includes the development of relationships and trust so that people feel comfortable seeking out needed services.

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

There were an estimated 1,176 people living with HIV in Idaho in 2018, including 37 people newly diagnosed that year. In Twin Falls County, about 19 out of 100,000 residents were living with HIV in 2018.[8]

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. Respondents to the Housing and Community Needs Survey ranked public facility needs in Twin Falls, with the following top responses: (1) community centers (e.g., youth centers, senior centers, cultural centers, etc.); (2) homeless centers; and (3) improvements to existing facilities/ADA accessibility (see Figure 4).

Input from community meeting participants and interviewees concur with survey results, noting that youth centers, community centers, sports/recreation centers, facilities for people who are homeless, and public safety facilities, particularly fire station improvements, are needs in Twin Falls. Focus group participants also emphasized the importance of public facilities, including parks, and private businesses/ employers being ADA accessible.

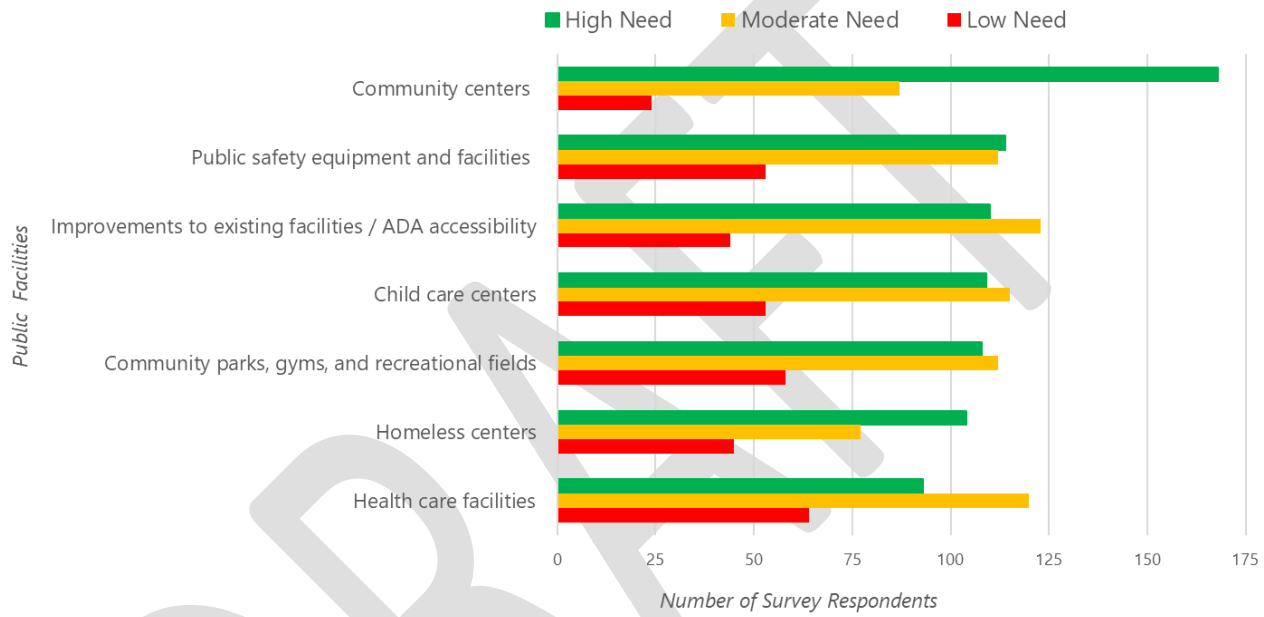
[7] Centers for Disease Control and Prevention. (n.d.). Public health workbook to define, locate, and reach special, vulnerable, and at-risk populations in an emergency. Retrieved from: https://emergency.cdc.gov/workbook/pdf/ph_workbookfinal.pdf

[8] Emory University Rollins School of Public Health, AIDSVu. (2018). Retrieved from: https://aidsvu.org/local-data/united-states/west/idaho/

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.

FIGURE 4 – PUBLIC FACILITY NEEDS FROM THE COMMUNITY SURVEY



How were these needs determined?

Twin Fall's public facility needs were determined based on input from stakeholders engaged through interviews, public meetings, and the community survey completed by 300 respondents. 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.

Survey respondents were asked to rank public improvement needs in the city. The top three responses were street/road improvements, high-speed internet access, and sidewalk improvement or expansion (see Figure 5). Community meeting attendees and interview participants noted the need for fixed-route transportation and improved transportation options for people with disabilities and others without cars, including refugees. Stakeholders also identified the need for expanded sidewalk networks and improved sidewalk safety and accessibility and water/sewer improvements to prevent flooding.

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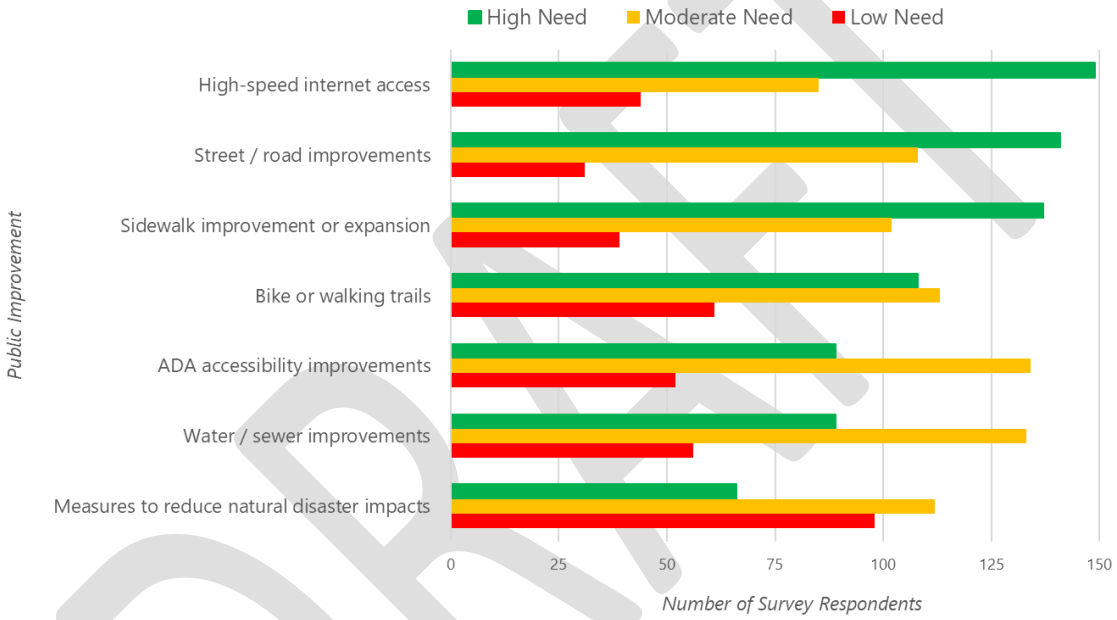
A review of other plans recently completed for the city of Twin Falls indicated the following public infrastructure goals:

- 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.

FIGURE 5 – PUBLIC INFRASTRUCTURE NEEDS FROM THE COMMUNITY SURVEY



How were these needs determined?

Twin Fall's public infrastructure needs were determined based on input from stakeholders engaged through interviews, public meetings, and the community survey completed by 300 respondents. 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).

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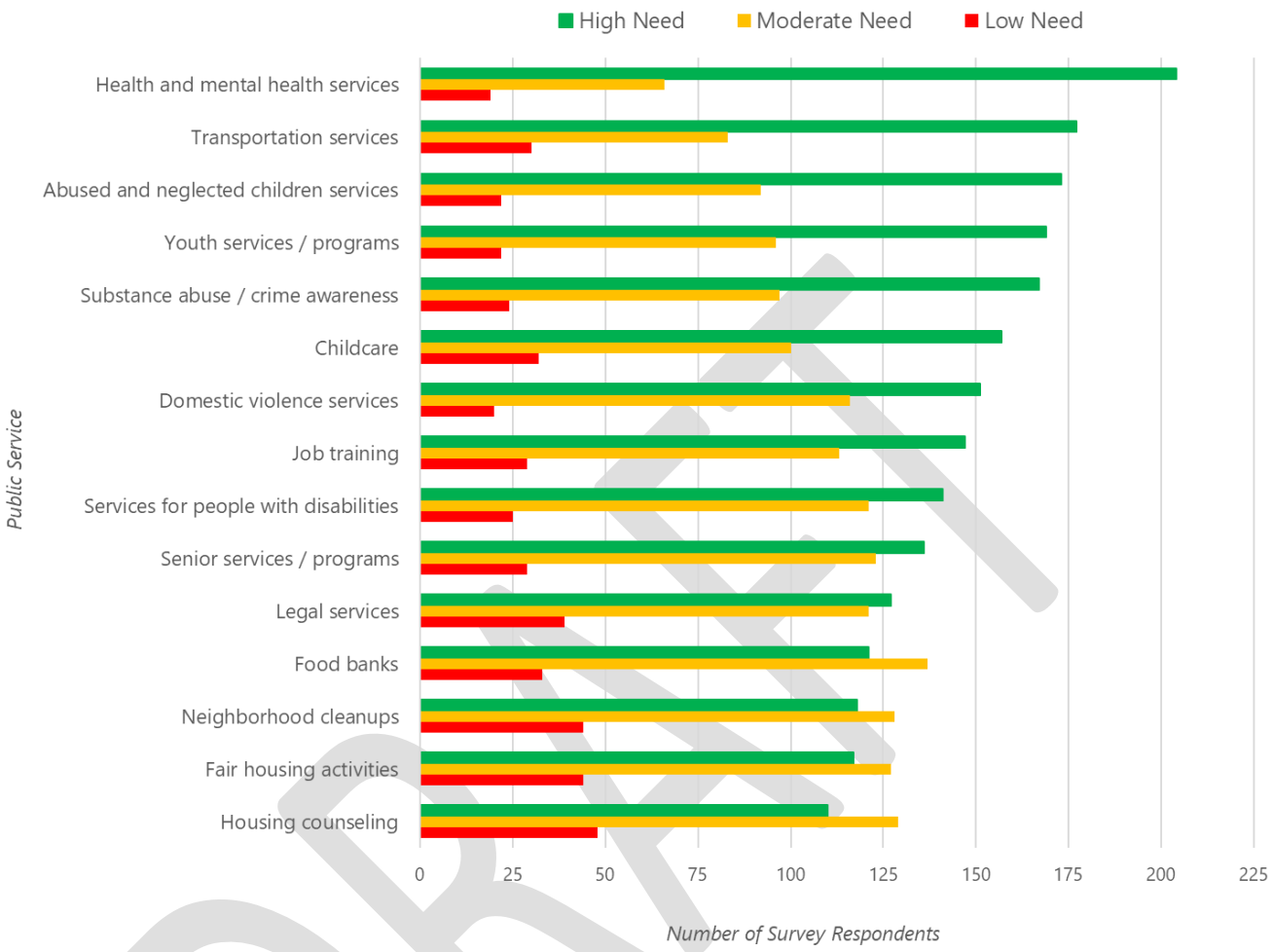
FIGURE 6 – PUBLIC SERVICE NEEDS FROM THE COMMUNITY SURVEY



The public service needs identified by meeting attendees and interview participants include transportation assistance, especially for seniors, people with disabilities, refugees, and others who do not drive/own cars; health services and behavioral health services; youth activities; services for special needs young adults; job training and employment assistance; activities to support parents; and food access for seniors and school children.

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.

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How were these needs determined?

Twin Fall's public service needs were determined based on input from stakeholders engaged through interviews, public meetings, and the community survey completed by 300 respondents. 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.

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HOUSING MARKET ANALYSIS

MA-05 OVERVIEW

Housing Market Analysis Overview

Housing choices are limited by household income and wealth; however, a lack of affordable housing in an area may also create significant hardships for low- and moderate-income households. Households that spend more than 30% of income on housing are considered 'housing cost burdened' and may have difficulty affording 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 reviewing current housing market conditions, this section analyzes the availability of assisted and public housing and facilities to serve homeless individuals and families. It also analyzes local economic conditions and summarizes existing economic development resources and programs that may be used to address community and economic development needs identified in the Needs Assessment.

MA-10 NUMBER OF HOUSING UNITS – 91.210(A)&(B)(2)

Introduction

There are 18,020 housing units in the city of Twin Falls, according to 2011-2015 Five-Year American Community Survey estimates. The largest share of units are single-family detached structures (70%), followed by units in duplexes, triplexes, and fourplexes (12%). About 6% of the city's units are small multifamily buildings of 2 to 19 units, and 5% are in mobile homes, boats, RVs, and vans. Single-family attached structures and units in large multifamily buildings (20 or more units) each account for 4% and 3% of units, respectively.

More than half of units in Twin Falls are owner-occupied (56%), and about two fifths are renter-occupied (38%). Almost all owned housing has at least two bedrooms: 16% has two bedrooms and 82% has three or more bedrooms. Rental units tend to be smaller: 17% of units are one-bedroom units, and 5% have no bedrooms. The most common rental units contain 2 bedrooms (39%) or three or more bedrooms (39%).

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Residential Properties by Number of Units

TABLE 30 – RESIDENTIAL PROPERTIES BY UNIT NUMBER

Property Type	Number	Percent
1-unit detached structure	12,680	70%
1-unit, attached structure	775	4%
2-4 units	2,165	12%
5-19 units	1,095	6%
20 or more units	480	3%
Mobile Home, boat, RV, van, etc.	825	5%
Total	**18,020**	**100%**

Data Source: 2011-2015 ACS

Unit Size by Tenure

TABLE 31 – UNIT SIZE BY TENURE

Unit Size	Owners		Renters	
	Number	Percent	Number	Percent
No bedroom	20	0%	325	5%
1 bedroom	190	2%	1,140	17%
2 bedrooms	1,580	16%	2,660	39%
3 or more bedrooms	8,230	82%	2,690	39%
Total	**10,020**	**100%**	**6,815**	**100%**

Data Source: 2011-2015 ACS

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

The Twin Falls Housing Authority (TFHA) serves low-income individuals and families through its 196 units of public housing. Idaho Housing and Finance Association administers the Housing Choice Voucher program in the city of Twin Falls. According to HUD's Low Income Housing Tax Credit (LIHTC) database, there are also 10 tax credit properties in the city of Twin Falls that together provide about 501 units of housing affordable to households with incomes at or below 60% AMI.

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 trends exist that, absent policies focused on preserving the city's existing affordable housing stock and developing diverse new housing options, indicate that Twin Falls will continue to experience a loss of affordable housing inventory. Trends include:

- High levels of demand for housing due to economic opportunities in the city and surrounding areas;
- A shortage in the supply of rental units affordable to households with incomes less than 30% HAMFI and homeowner housing units affordable to households with incomes below 50% HAMFI;
- Increasing home values and median rents over the past 10 years;
- Development of new housing that has not kept up with high demand due in part to high costs of new development and associated need for subsidies for development of new affordable housing; and
- Aging housing stock in need of rehabilitation.

Federal law requires any LIHTC properties awarded credits after 1989 to maintain affordability for 30 years, although after the first 15 years, owners can leave the program through a relief process. After 30 years (or 15 years if owners are granted regulatory relief), properties can be converted to market-rate units. During the 2020-2024 Five-Year Consolidated Plan, two LIHTC properties in Twin Falls (Fawnbrook and Fawnbrook II) will age out of the 30-year affordability period. Together these properties have about 158 income-restricted units.

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 2,155 Twin Falls households making incomes below 50% HAMFI are housing cost burdened, spending more than 30% of income on housing, or severely housing cost burdened, spending more than 50% of income on housing (see Table 7).

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 American Community Survey 5-Year Estimates for 2014-2018, the median home value in the city of Twin Falls is $154,000, up 8.2% from the 2006-2010 median of $142,300. Affordability data in the Needs Assessment also shows affordability challenges, with cost burdens impacting households up to 100% HAMFI. Stakeholders interviewed during this planning process also 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. 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

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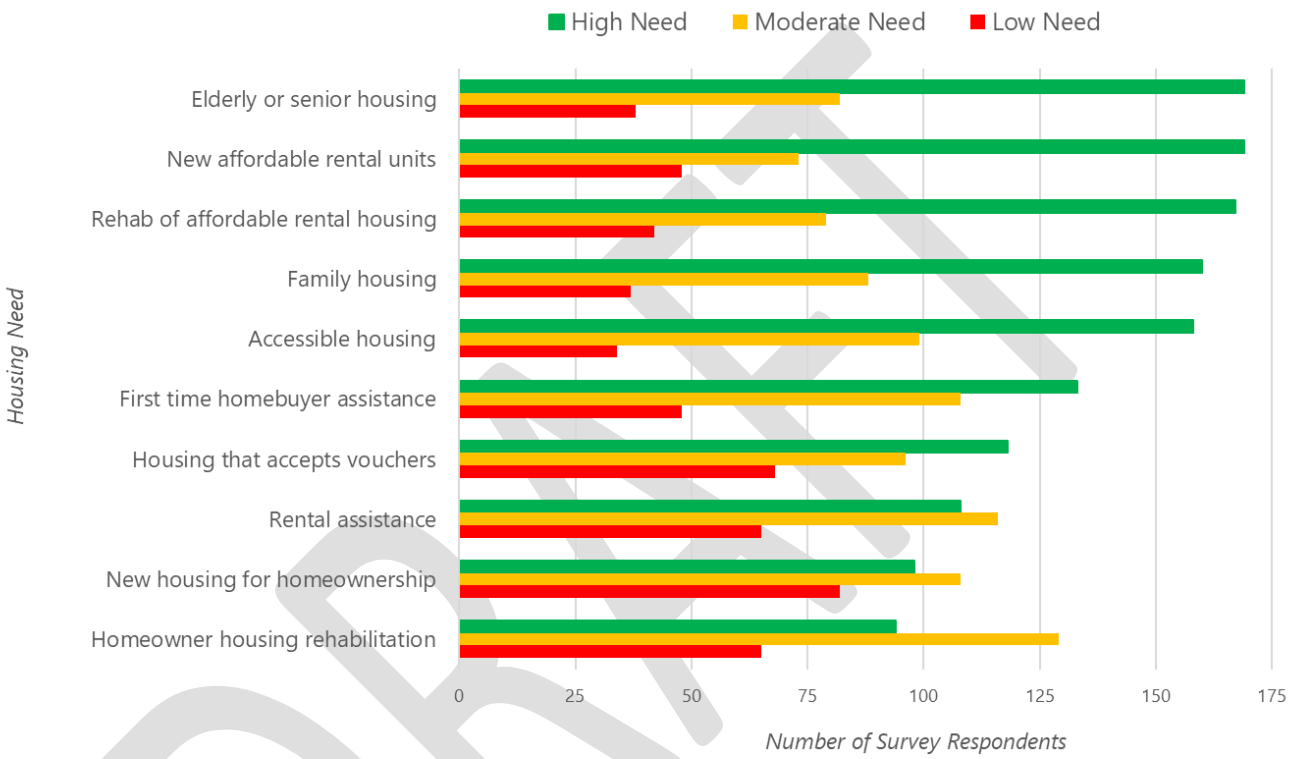
units that currently that are aging or dilapidated or that have poor energy efficiency can increase the number of high-quality affordable units.

Survey respondents also emphasized a need for elderly or senior housing, rehabilitation of affordable rental housing, family housing, housing for people with disabilities, and construction of new affordable rental units (see Figure 7).

FIGURE 7 – HOUSING NEEDS FROM THE COMMUNITY SURVEY



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 in units affordable to residents with incomes below 30-50% HAMFI.

The city's median home value is estimated at $140,700 according to 2011-2015 ACS data, up from the 2005-2009 ACS estimate of $134,200 (see Table 31). The most recent ACS five-year estimate available, for 2014-2018, show the city's median home value at $154,000, a 15% increase from the 2005-2009 estimate and a 9% increase from the 2011-2015 estimate. Home values in Twin Falls stagnated during the years following the 2008 recession but have since increased, particularly in the years following the 2011-2015

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five-year estimates (see Figure 8). These findings align with stakeholder input, which noted that home prices in Twin Falls have increased significantly in recent years.

Median rent is relatively modest at $568 (2011-2015 ACS), also up from the 2005-2009 estimate. The most recent ACS five-year estimates available, for 2014-2018, show the city's median contract rent at $670, a 30% increase from the 2005-2009 estimate and an 18% increase from the 2011-2015 estimate. ACS data shows that 31% of the city's rental units rent for under $500 per month, and 64% have rents between $500 and $999 per month. Rental rates are $1,000 or more for about 5% of units. Rents in the city have increased more rapidly in recent years, particularly in the years following the 2012-2016 five-year estimates (see Figure 9).

The development of new housing, particularly units affordable to households with incomes under 30-50% HAMFI, is the greatest affordable housing need in Twin Falls. Housing affordability is often an especially acute issue for people who are homeless, people with disabilities, people living with HIV/AIDS, seniors, and people re-entering the community from long-term care facilities or other institutions.

Cost of Housing

TABLE 32 – COST OF HOUSING

Cost of Housing	Base Year: 2009	Most Recent Year: 2018	% Change
Median Home Value	$134,200	$154,000	5%
Median Contract Rent	515	570	10%

Data Source: 2005-2009 ACS (Base Year), 2014-2018 ACS

TABLE 33 – RENT PAID

Rent Paid	Number	Percent
Less than $500	2,125	31.2%
$500-999	4,360	63.9%
$1,000-1,499	190	2.8%
$1,500-1,999	85	1.3%
$2,000 or more	65	1.0%
Total	**6,825**	**100.1%**

Data Source: 2011-2015 ACS

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Housing Affordability

TABLE 34 – HOUSING AFFORDABILITY

Units Affordable to Households Earning	Renter	Owner
30% HAMFI	400	No Data
50% HAMFI	1,600	700
80% HAMFI	4,355	2,635
100% HAMFI	No Data	4,005
Total	**6,355**	**7,340**

Data Source: 2011-2015 CHAS

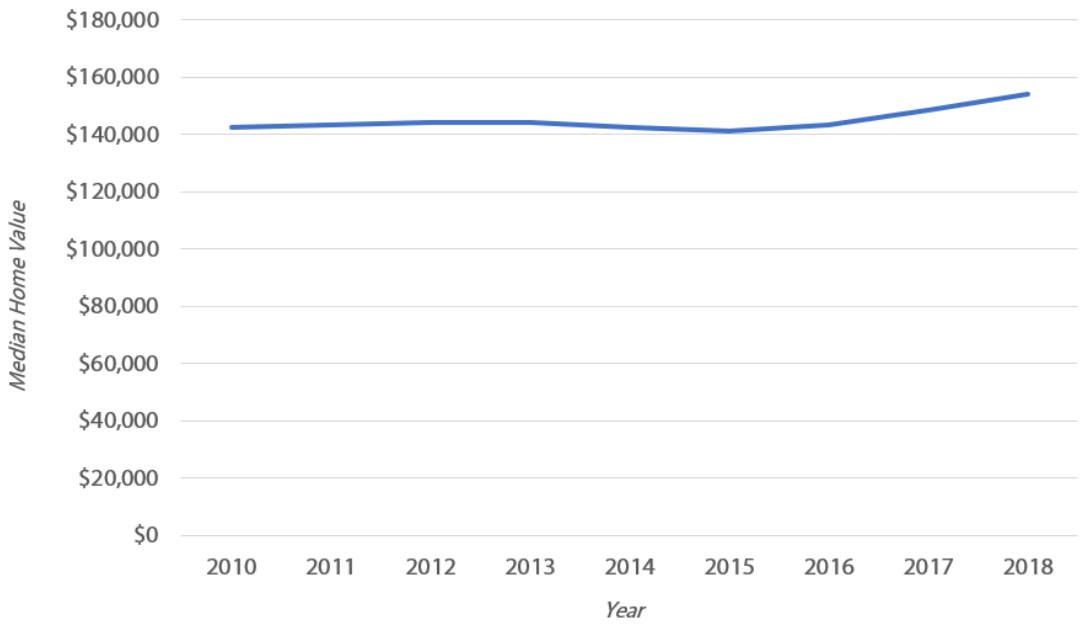
Monthly Rent

TABLE 35 – HOME AND FAIR MARKET RENTS FOR TWIN FALLS COUNTY

Monthly Rent ($)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	$522	$608	$801	$1,102	$1,322
High HOME Rent	$522	$608	$801	$1,069	$946
Low HOME Rent	$522	$608	$733	$848	$1,173

Data Source: HUD FY 2020 Fair Market Rent for Twin Falls County

FIGURE 8 – MEDIAN HOME VALUE, CITY OF TWIN FALLS, 2010-2018



Source: American Community Survey 5-Year Estimates, 2006-2010 to 2014-2018

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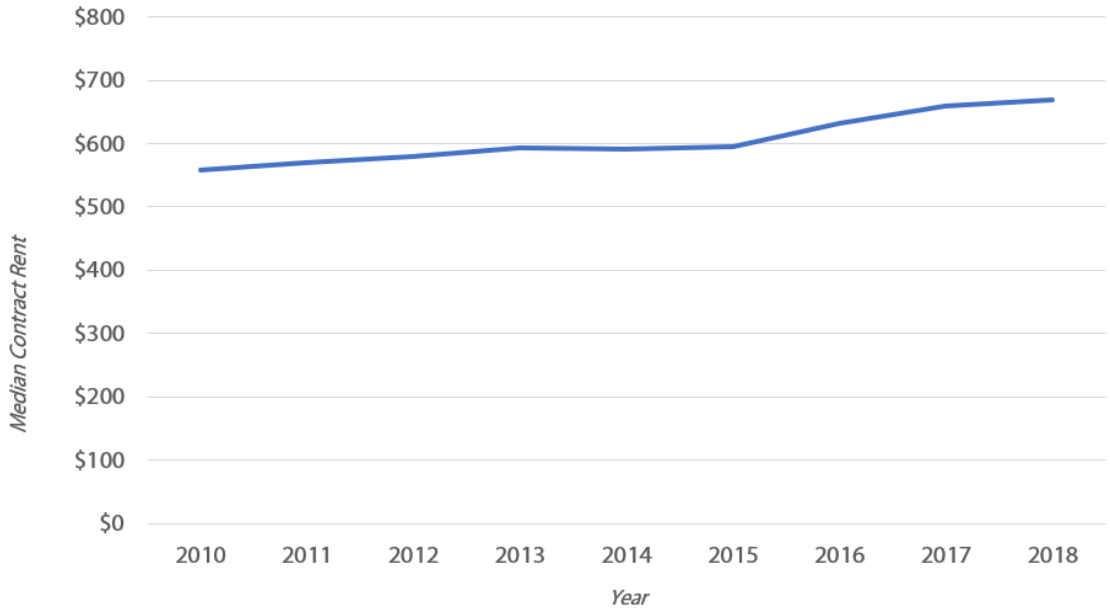
FIGURE 9 – MEDIAN CONTRACT RENT, CITY OF TWIN FALLS, 2010-2018



Source: American Community Survey 5-Year Estimates, 2006-2010 to 2014-2018

Is there sufficient housing for households at all income levels?

Table 34 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 1,445 renter households with incomes under 30% HAMFI in the city but only 400 rental units affordable at that income level (see Table 34). Thus, there is insufficient rental housing for households with extremely low incomes. There appear to be a sufficient number of renter units affordable to renter households at the other income levels, although data is not available regarding the number of units available for households with incomes above 80% HAMFI. 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 1,270 owner households with incomes 50% HAMFI and below in the city, and 700 owner-occupied housing units affordable at that income level (see Table 34). 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 for counties and metro areas throughout the U.S. using HUD Fair Market Rents. Fair Market Rent (FMR) is a standard set by HUD at the county or regional level for use in administering its Section 8 rental voucher program. FMRs are typically the 40th percentile gross rent (i.e., rent plus utility costs) for typical, non-

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substandard rental units in the local housing market. To afford a two-bedroom rental unit at the Twin Falls County FMR of $801 without being cost-burdened would require an annual income of $32,040. This amount translates to a 40-hour work week at an hourly wage of $15.40, an 85-hour work week at minimum wage, or a 57-hour work week at the city's mean renter wage of $10.75. A three-bedroom unit at the FMR of $1,102 would require an annual wage of $44,080.

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

Table 32 shows that the median home value in Twin Falls increased by 5% from the 2005-2009 ACS to the 2011-2015 ACS, and median rent increased by 10%. While home values and rents stagnated in the period following the 2008 recession, both have increased in recent years (see Figures 8 and 9). Affordability has, in turn, decreased, particularly for renters. High demand for housing, development of new housing that has not kept up with high 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 35 above shows HUD Fair Market Rents and HOME rents for Twin Falls County. The city's median contract rent of $568 (2011-2015 ACS) is similar to the FMR and HOME rents for efficiency and 1-bedroom units. As of the 2014-2018 ACS data, about 24% of rental units in Twin Falls have rents under $500, which falls under the FMR and HOME rents for all unit sizes. About 65% of units have rents less than $800, which falls under the FMR and HOME rents for 2-bedroom units, and about 86% of units have rents under $1,000. As noted in the previous section, about 39% of rental units have 2 bedrooms, and about 39% have 3 or more bedrooms. Combined, these figures suggest that housing choice voucher holders would be able to access a variety of units, given the share of housing renting for less than 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 findings units that will accept vouchers or difficulty qualifying for leases due to past evictions or credit history.

MA-20 HOUSING MARKET ANALYSIS: CONDITION OF HOUSING – 91.210(A)

Introduction

This section examines the condition of housing in the city of Twin Falls, including the presence of selected housing conditions: 1) lack of complete plumbing facilities, (2) lack of complete kitchen facilities, (3) more than one person per room, and (4) cost burden greater than 30%. This section also examines the age of

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housing stock, vacancy rate and suitability of vacant housing for rehabilitation, and the risk of lead-based paint hazards.

Renters in Twin Falls are more likely than owners to experience one or more of the selected housing conditions. About 47% of renter-occupied units and 20% of owner-occupied units have at least one of the conditions described above (see Table 36). CHAS data discussed in the Needs Assessment indicates that cost burdens are by far the most common housing condition. About 20% of owner-occupied units in the city have one selected condition (1,985 units), and about .3% have two selected conditions (30 units). In contrast, 43% of renter-occupied units have one selected condition (2,955 units), and 3% have two or more selected conditions (230 units). No owner-occupied units and less than 1% of renter-occupied units (45 units) have three or more conditions. These figures indicate that rental units are more likely to be physically substandard (i.e., lack a complete kitchen or plumbing).

Age of housing reflects periods of development in Twin Falls. The area contains a significant supply of housing built prior to 1980, of which 5,175 units are owner-occupied (52% of owner-occupied units) and 3,515 are rental units (51% of rental units) (see Table 38). Slightly less than half of owner-occupied units (48%) and rental units (49%) were built in 1980 or later. Renters are more likely than owners to occupy housing built between 1950 and 1999, while owners are more likely to occupy the oldest and newest housing, built before 1950 or in 2000 or later. While some older units may be well-maintained, the considerable share of housing built prior to 1980 indicates potential need for rehabilitation assistance.

Definitions

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.

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Condition of Units

TABLE 36 – CONDITION OF UNITS

Condition	Owners		Renters	
	Number	Percent	Number	Percent
With one selected condition	1,985	20%	2,955	43%
With two selected conditions	30	0%	185	3%
With three selected conditions	0	0%	45	1%
With four selected conditions	0	0%	0	0%
No selected conditions	8,000	80%	3,635	53%
Total	**10,015**	**100%**	**6,820**	**100%**

Data Source: 2011-2015 CHAS

Year Unit Built

TABLE 37 – YEAR UNIT BUILT

Year Unit Built	Owners		Renters	
	Number	Percent	Number	Percent
2000 or later	2,845	28%	1,520	22%
1980-1999	1,990	20%	1,795	26%
1950-1979	3,305	33%	2,610	38%
Before 1950	1,870	19%	905	13%
Total	**10,010**	**100%**	**6,830**	**99%**

Data Source: 2011-2015 CHAS

Risk of Lead-Based Paint Hazard

TABLE 38 – RISK OF LEAD-BASED PAINT

Risk of Lead-Based Paint Hazard	Owners		Renters	
	Number	Percent	Number	Percent
Total units built before 1980	5,175	52%	3,515	51%
Housing units built before 1980 with children present	2,135	21%	1,265	19%

Data Source: 2011-2015 CHAS (Total Units), 2011-2015 CHAS (Units with Children Under Age 6 Present)

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Vacant Units

TABLE 39 – VACANT UNITS

Vacant Units	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant units			979
Abandoned vacant units			
REO properties			
Abandoned REO properties			

Data Source: ACS 2013-2018 5-Year Estimates, Table B25004

Describe the need for owner and rental rehabilitation based on the condition of the jurisdictions' housing.

While data on housing condition and age points to low levels of substandard owner-occupied housing in Twin Falls, the large numbers of owner-occupied housing units built before 1980 and 1950 indicate that housing maintenance and rehabilitation may be needs for low-income homeowners. Data regarding housing conditions indicates that 30 owner-occupied units (about .3% of total owner-occupied units) in Twin Falls have at least two housing conditions (likely including cost burden and one other condition), and data in the Housing Needs Assessment shows that owner households in Twin Falls tend to experience the housing problems of overcrowding and cost burdens rather than lack of complete plumbing or kitchen facilities.

While the number of owner-occupied housing units with two or more selected conditions is low, 1,870 owner-occupied housing units (19% of total owner-occupied units) in the city were built before 1950, indicating the highest risk for deferred maintenance and rehabilitation need. About 3,305 units of owner-occupied housing units in Twin Falls (33%) were built between 1950 and 1980, and as this housing ages, maintenance needs will continue to grow. This data on housing age in Twin Falls indicates that some owner-occupied units are at risk of deferred maintenance and may currently or soon be in need of some rehabilitation. Additionally, seniors living on Social Security or retirement income who have paid off their mortgages may be unable to afford necessary repairs and maintenance as their homes age.

Community input from local stakeholders and residents also indicates that owner-occupied housing rehabilitation is a moderate need in Twin Falls; however, residents and stakeholders more frequently emphasized the need to increase the supply of affordable housing. About 34% of survey respondents rated "help for homeowners to make housing improvements" as a high need in the city, and 44% rated it as a moderate need. Survey respondents noted that low-interest loans for low-income homeowners would support homeowners in making needed improvements.

Results of public participation efforts and data on the city's housing stock show that rehabilitation of rental units is a higher priority need. About 59% of survey respondents rated "rehabilitation of affordable rental housing/apartments" as a high need, and 27% rated it as a moderate need, making rental rehabilitation second only to elderly or senior housing among the housing needs in the community survey.

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Thirteen percent (13%) of rental housing units in the city (905 units) were built before 1950, and 38% of units were built between 1950 and 1980 (2,610 rental units). Further, a greater number of rental units (230) than owner units (30) have at least two housing conditions, likely including cost burdens and at least one other housing condition. Combined, these factors indicate that while there is a high level of need for rehabilitation of both renter- and owner-occupied housing, renters in Twin Falls experience the highest levels of need.

Estimate the number of housing units within the jurisdiction that are occupied by low or moderate income families that contain lead-based paint hazards.

Exposure to lead-based paint represents one of the most significant environmental threats from a housing perspective. Housing conditions can significantly affect public health, and exposure to lead may cause a range of health problems for adults and children. 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.

Unfortunately, measuring the exact number of housing units with lead-based paint hazards is difficult. However, risk factors for exposure to lead include housing old enough to have been initially painted with lead-based paint (i.e., pre-1978), households that include young children, and households in poverty. Table 38 identifies the total number of housing units in Twin Falls built before 1980 and the total number of renter and owner units built before 1980 that house children under age 6. This includes 2,135 owner-occupied units (21% of total owner-occupied housing units) and 1,265 renter-occupied units (19% of total renter-occupied housing units) with at least two risk factors for exposure to lead-based paint (built before 1980 and housing young children).

MA-25 PUBLIC AND ASSISTED HOUSING – 91.210(B)

Introduction

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 can work on other needs that families typically face in addition to housing insecurity. These other needs frequently include childcare, healthcare, employment, transportation, and food.

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Totals Number of Units

TABLE 40 – TOTAL NUMBER OF UNITS BY PROGRAM TYPE

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 available	0	0	196	0	0	0	0	0	0
# of accessible units									

***Note:** Includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-Year, and Nursing Home Transition

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.

The Twin Falls Housing Authority is comprised of 196 public housing units. Washington Court, TFHA's oldest development, has 56 family units. The remaining sites, including Pioneer Square, Sunny View Courts, Duvall and Elizabeth Courts and Terry Courts, together make up 140 units which house elderly residents.

The Twin Falls Housing Authority is one of the original public housing authorities in the US, with its oldest developments Washington Courts and Pioneer Square having been built in 1942. In 1963, Sunny View Courts was built, followed by Duvall Courts in 1967, Terry Courts in 1971 and Elizabeth Courts in 2003. Despite the age of the structures, TFHA staff report that the buildings are in good condition.

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Public Housing Condition

TABLE 41 - PUBLIC HOUSING CONDITION

Public Housing Development	Average Inspection Score
Duvall Court, 240 Maurice Street	96

Data Source: HUD Physical Inspection Scores

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. Recent site-specific restoration includes new boilers at Duval Court and Terry Court, the removal of baseboard heat and installation of energy efficient appliances at Washington Court, and improved signage at Sunrise Court.

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.

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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 and the region, including emergency, transitional, and permanent supportive housing. Using data from the Idaho Balance of State Continuum of Care, stakeholder interviews, and community input sessions, 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 Twin Falls.

Facilities and Housing Targeted to Homeless Households

Facilities serving people experiencing homelessness in Twin Falls include:

- An estimated 30 year-round emergency shelter beds through Voices Against Violence, about 53% of which are adult-only beds (65 beds) and about 47% of which are family beds (57 beds);
- 95 transitional housing beds through Valley House Homeless Shelter; and
- 56 permanent supportive housing beds through Idaho Housing and Finance Association VASH program.[9]

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.

[9] Idaho Balance of State Continuum of Care. (2019). Housing Inventory Count. (table includes shelter beds, transitional housing beds, and permanent supportive housing beds in the CoC that are located in the city of Twin Falls).

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TABLE 42 - 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)	21		83	27	0
Households with only adults	5		12	29	0
Chronically homeless households	0		0	0	0
Veterans	0		0	56	0
Unaccompanied youth	4		0	0	0

*Includes both households with adults and children and households with adults only.

Data Source: Idaho Balance of State Continuum of Care Housing Inventory Count Report

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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.

Multiple organizations in Twin Falls provide emergency and transitional housing and supportive services for people experiencing homelessness:

- Voices Against Violence provides emergency housing (30 beds).
- Valley House Homeless Shelter provides transitional housing (95 beds).
- South Central Community Action Partnership provides initial assessments and referrals, as well as assistance with first month's rent to support families in transitioning from shelters to permanent housing. Funding may also provide support for clothing or tools needed for employment purposes, gas vouchers, and minor car repairs.
- Victory Home Shelter provides a faith-based rehabilitation program for residents struggling with addiction and faith-based transitional housing for formerly incarcerated residents.

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.[10] People with intellectual and developmental disabilities may also need case management or life skills programming. Housing should focus on integrating these populations into the

[10] Centers for Disease Control and Prevention. (n.d.) Disability and health information for people with disabilities. Retrieved from: https://www.cdc.gov/ncbddd/disabilityandhealth/people.html

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.[11]

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.[12]

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, in which small numbers of permanent family-supportive housing units are incorporated into mixed-income developments and case management and services are provided on-site. Vouchers with wraparound services provide an alternative model in which case managers support voucher-holders with the same services delivered in permanent supportive housing. Incentives models may also support families in moving toward self-sufficiency by providing rewards for achievements, such as paying rent on time, getting their children to school, applying for a job, and volunteering.

Finally, some public housing residents--particularly those with serious physical and mental health disabilities--may have greater supportive service needs, such as assisted living (meals, housekeeping,

[11] Rural Health Information Hub. (n.d.) Treatment and Recovery Support Services. Retrieved from: https://www.ruralhealthinfo.org/toolkits/substance-abuse/1/support-services

[12] Health Resources and Services Administration. (n.d.). Get HIV Care and Treatment. Retrieved from: https://hab.hrsa.gov/get-care/get-hiv-care

activities, health care, case management, grocery store access) and on-site services, including parenting support, child care, and after-school services for those who have custody of children or grandchildren.[13]

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.[14]

Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing.

People with mental health and substance abuse disorders often require supportive housing following discharge from inpatient treatment to reduce risk of homelessness. People returning from these institutions need access to affordable housing and health services and may also require supportive services such as case management and transportation assistance. In Twin Falls, the following programs serve people with mental health and substance abuse disorders:

- 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;
- St. Luke's Clinic provides comprehensive psychological and counseling services for adults, couples, families, children, and adolescents, with discounted fees for qualifying patients; and
- Valley House provides transitional housing.

Permanent supportive housing should be affordable, close to needed health services, and accessible to transportation options. The use of funds such as those provided through the HOME Investment Partnerships program can support the development of affordable housing near services and transportation, facilitating access to care and resources and supporting the use of in-home services.

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 2020 program year to address housing and/or supportive service needs. These include:

- TBD based on projects selected

[13] Theodos, B., Popkin, S. J., Parilla, J., & Getsinger, L. (2012). The challenge of targeting services: a typology of public-housing residents. Social Service Review, 86(3), 517-544.

[14] Rogers, L. (2019). Transitional housing programs and empowering survivors of domestic violence. Retrieved from: https://www.justice.gov/ovw/blog/transitional-housing-programs-and-empowering-survivors-domestic-violence

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MA-40 BARRIERS TO AFFORDABLE HOUSING – 91.210(E)

Describe any 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.

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Business Activity

TABLE 43 - 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	1,125	202	5.4%	0.7%	-4.7%
Arts, Entertainment, Accommodations	2,137	3,402	10.3%	11.5%	1.2%
Construction	903	862	4.3%	2.9%	-1.4%
Education and Health Care Services	4,634	7,960	22.2%	26.9%	4.7%
Finance, Insurance, and Real Estate	688	1,079	3.3%	3.6%	0.3%
Information	247	433	1.2%	1.5%	0.3%
Manufacturing	2,932	3,254	14.1%	11.0%	3.1%
Other Services	554	837	2.7%	2.8%	0.1%
Professional, Scientific, Management Services	777	1,104	3.7%	3.7%	0.0%
Public Administration	820	989	3.9%	3.3%	-0.6%
Retail Trade	2,698	4,283	12.9%	14.5%	1.6%
Transportation, Warehousing, Utilities	873	1,090	4.2%	3.7%	-0.5%
Wholesale Trade	863	985	4.1%	3.3%	-0.8%
Total	**20,851**	**29,546**	--	--	--

Data Source: 2011-2015 ACS (Workers), 2015 Longitudinal Employer-Household Dynamics (Jobs)

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Labor Force

TABLE 44 - LABOR FORCE

Total population in the civilian labor force	22,925
Civilian employed population 16 years and over	21,425
Unemployment rate	6.50
Unemployment rate for ages 16-24	14.37
Unemployment rate for ages 25-65	4.89

Data Source: 2011-2015 ACS

TABLE 45 – OCCUPATIONS BY SECTOR

Occupations by Sector	Number
Management, business, and financial	3,560
Farming, fisheries, and forestry	660
Service	2,660
Sales and office	5,735
Construction, extraction, maintenance, and repair	2,410
Production, transportation, and material moving	1,485

Data Source: 2011-2015 ACS

Travel Time

TABLE 46 – TRAVEL TIME

Travel Time	Number	Percentage
< 30 Minutes	18,115	88%
30-59 Minutes	1,710	8%
60 or More Minutes	705	3%
Total	**20,530**	**100%**

Data Source: 2011-2015 ACS

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Education

Table 47 - Educational Attainment by Employment Status (Population Age 25 to 64)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	1,610	225	1,000
High school graduate (includes equivalency)	4,535	225	1,230
Some college or associate degree	6,660	530	1,705
Bachelor's degree or higher	3,610	90	445

Data Source: 2011-2015 ACS

Table 48 - Educational Attainment by Age

Educational Attainment	Age				
	18–24 yrs.	25–34 yrs.	35–44 yrs.	45–64 yrs.	65+ yrs.
Less than 9th grade	100	240	140	645	375
9th to 12th grade, no diploma	635	380	725	715	665
High school graduate, GED, or alternative	1,225	2,060	1,305	2,625	2,045
Some college, no degree	2,545	2,350	1,445	2,150	1,790
Associate degree	410	1,040	845	1,070	435
Bachelor's degree	65	755	865	1,300	790
Graduate or professional degree	0	330	315	575	390

Data Source: 2011-2015 ACS

Table 49 – Median Earnings in the Past 12 Months by Educational Attainment

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	$18,049
High school graduate (includes equivalency)	$25,196
Some college or associate degree	$24,743
Bachelor's degree	$35,621
Graduate or professional degree	$48,853

Data Source: 2011-2015 ACS

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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 (7,960 jobs or 27% of all jobs); retail trade (4,283 jobs or 15%); arts, entertainment, and accommodations (3,402 jobs or 12%); and manufacturing (3,254 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 (4,634 workers or 22% of all workers); manufacturing (2,932 workers or 14%); retail trade (2,698 workers or 13%); and arts, entertainment, and accommodations (2,137 workers or 10%).

The largest mismatches between the share of workers (i.e., employed residents) and the share of jobs by sector are in education and health care services and agriculture, mining, and oil and gas extraction, both of which have a 4.7 percentage point difference in the share of workers and the share of jobs. Education and health care workers make up a smaller proportion of workers living in the city of Twin Falls than do education and health care jobs of city's jobs. This difference indicates that many jobs in the education and health care sector in Twin Falls are filled by workers commuting into the city from other locations. In contrast, agriculture, mining, and oil and gas extraction workers make up a larger proportion of workers living in the city of Twin Falls than do agriculture, mining, and oil and gas extraction jobs of city's jobs. This difference indicates that many workers in the agriculture, mining, and oil and gas extraction sector commute from Twin Falls to jobs in other locations. Differences between the share of workers and share of jobs by sector are about 3 percentage points or less in all other sectors.

Describe the workforce and infrastructure needs of the business community.

Stakeholders interviewed during this planning process emphasized a need to attract new workers to the area and train them in high-demand skills. Stakeholders noted that workforce training is available for residents and that the main gap is in attracting new workers. As employers have a need for workers with higher levels of education, training in the area is less available, and highly specialized employees generally receive education at institutions outside of the Twin Falls area, such as the University of Idaho. Stakeholders also noted the tight housing market and expensive housing as challenges in attracting new workers to the area. 51% of survey respondents rated job training as a high-level need.

The region's Comprehensive Economic Development Strategy (2014-2019) focuses on education and workforce development as primary strategies for achieving its goals of dynamic economies, empowered people, and vital communities. Strategies for addressing workforce and education needs include:

- Facilitate discussions between industry and education to match industry skill set requirements with educational standards;
- Work with University, Community College, and industry leaders to create a food science and innovation center in the region to support the food processing industry cluster;
- Develop network of entrepreneurial mentors to link education opportunities with innovators;
- Promote hands-on learning opportunities to engage students at early age with real-life business experiences;

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- Work with local Legislators to provide competitive teacher pay scales and incentives for remaining in Idaho; and
- Support investment in alternative energy possibilities to create a climate for innovation - propose potential tax incentives to support the investment.

Stakeholders most frequently noted public transportation as the greatest infrastructure need in the city of Twin Falls. Current public transportation includes the Trans IV shuttle bus, which provides Dial-A-Ride service. 61% of survey respondents rated transportation services as a high-priority need, making it second to only health and mental health services and abuse and neglected children services among public service needs. The city's Comprehensive Plan notes enhancing public transportation and supporting connectivity for pedestrian and bicycle travel as important public infrastructure needs. Upon reaching a population size of 50,000, the city is eligible for Metropolitan Planning Organization (MPO) status and will be able to channel funding for transportation projects through the MPO process.

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 (2014-2019) notes goals for investing in workforce development and education, healthy communities, transportation, and entrepreneurship/ economic empowerment. 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 and improving the quality of the existing housing stock. Stakeholders interviewed as part of this planning process also emphasized the need for quality affordable housing close to jobs, resources, and transportation, including a need for a variety of housing types and sizes. This housing is of particular need for seniors, people with disabilities, people transitioning from homelessness, and people living with HIV/AIDS. Finally, there is a need for rehabilitation of existing housing stock to increase the supply of high-quality affordable housing. For these reasons, there is a growing need to devote resources to the development 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 21% have a bachelor's degree or higher, according to American Community Survey data for 2014-2018. Occupation projections for south central Idaho indicate that positions requiring an associate's or bachelor's degree or higher tend to pay more than those requiring a high school diploma or equivalent. For south central

Idaho's top 500 'hot jobs' ranked by the Idaho Department of Labor, 75% of total annual openings require a high school diploma or equivalent or less, while 12% require a bachelor's degree or higher.[15] While a high percentage of positions require a high school diploma or less, several occupations with the highest projected employment in 2026 require a bachelor's degree, including registered nurses, general and operations managers, and elementary school teachers. For these reasons, workforce development efforts should continue to focus on training workers in high-demand skills and on supporting workers in accessing educational opportunities in high-demand job sectors with positions that pay a living wage.

Stakeholders interviewed during this planning process noted that jobseekers and employees living in Twin Falls and surrounding areas have a range of job training programs available, particularly through the College of Southern Idaho. Stakeholder noted a need to expand the workforce by attracting new workers to the area but emphasized that residents living in Twin Falls have a broad range of workforce training options available.

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 and connecting job seekers with regional employers in these sectors. 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. CSI has focused workforce education and training in target sectors of agriculture, construction, durable manufacturing, financial services, food processing, healthcare, education, and warehousing. Southern Idaho Economic Development 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.

The City of Twin Falls participated in the region's Comprehensive Economic Development Strategy prepared by Region IV Development Association. The strategy serves as the Comprehensive Economic Development Strategy (CEDS) in accordance with the U.S. Economic Development Administration's requirements, and as a guide for policies, programs, and investments to support economic development in the region.

Activities that the City anticipates undertaking over the next five years will support several of the strategies listed in the CEDS, including increasing investment in public amenities and developing affordable housing tools that address the need for improved access to healthcare and public

[15] Idaho Department of Labor. Occupations in Demand. Retrieved from: https://lmi.idaho.gov/occupations-in-demand

transportation. The City will also continue to work with regional workforce development stakeholders to support job training and employment readiness education.

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, once census tract in downtown Twin Falls has a concentration of housing problems, with 40.7% of households having at least one housing problem. The downtown census tract (Tract 11), which covers downtown Twin Falls, is 72% white, 22.3% Hispanic, and 2.2% Native American making it one of the most diverse tracts in Twin Falls. Downtown also has an older housing stock, with 85.3% of structures being built before 1970 and the city's lowest median income, $30,131.[16]

Tracts in the city with the second and third highest rates of housing problems are also areas with higher populations from various national origins. The five most populous foreign-born groups include residents from Mexico, Bosnia & Herzegovina, El Salvador, Peru and the Philippines. Census tract 8, which covers a corner of northwest Twin Falls and includes the College of Southern Idaho, is home to the largest population of residents born in Bosnia and Herzegovina (293 residents) and El Salvador (55 residents). This tract also has the second highest rate of housing problems at 37.4% and the second highest rate of structures built before 1970 (55.7%). The city's most diverse tract, Tract 12 in South Twin Falls, has the highest number of Mexican-born residents (961) and Peruvian-born residents (22), as well as the second highest number of residents born in El Salvador (43). South Twin Falls also has the third highest rate of housing problems (35.7%). However, this tract serves as an outlier since it does not suffer from the same age of housing or income concerns as downtown and the college area. Only 23.7% of the units in South Twin Falls were built before 1970; furthermore, the median income was estimated to be $50,489.

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.

[16] 2018 ACS 5-Year Estimates, Tables B2034, S1903

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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.

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FIGURE 10 – HOUSING NEEDS AND RACE AND ETHNICITY BY CENSUS TRACT IN TWIN FALLS, 2012-2016

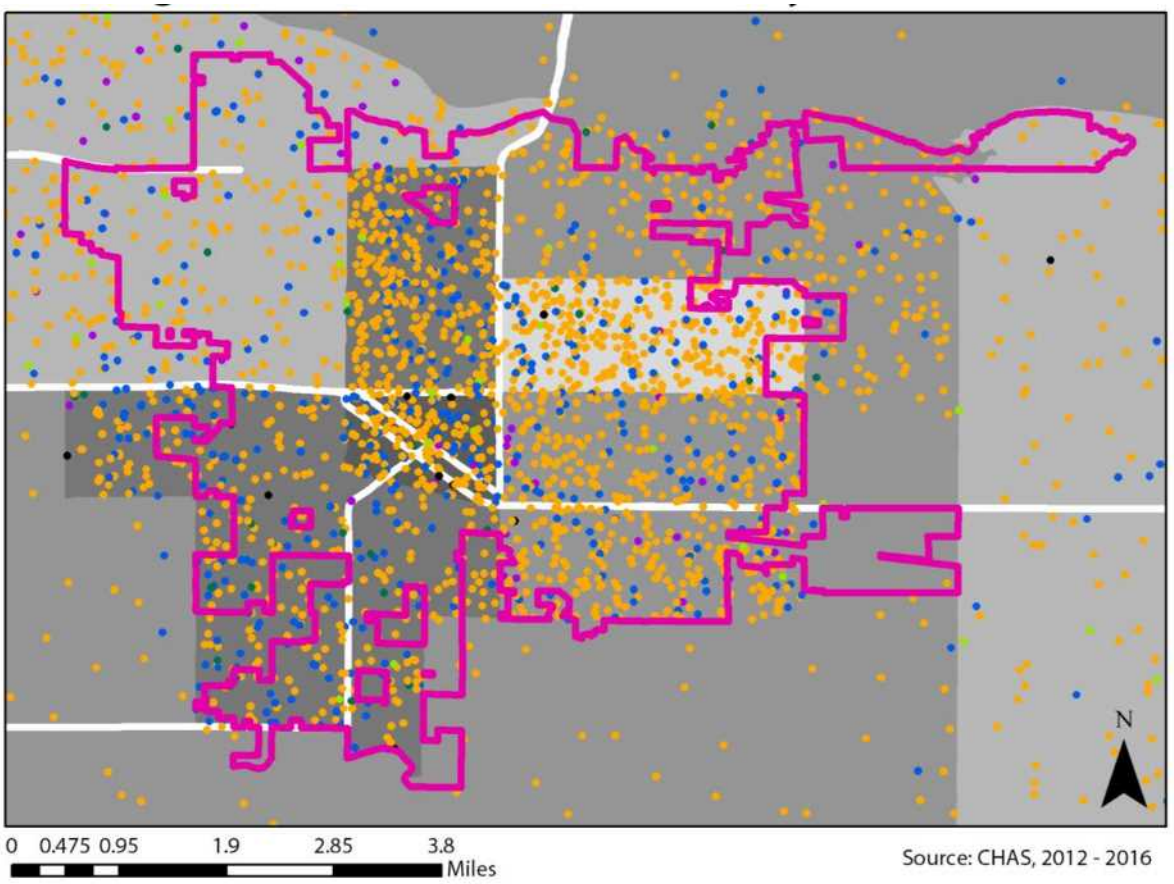
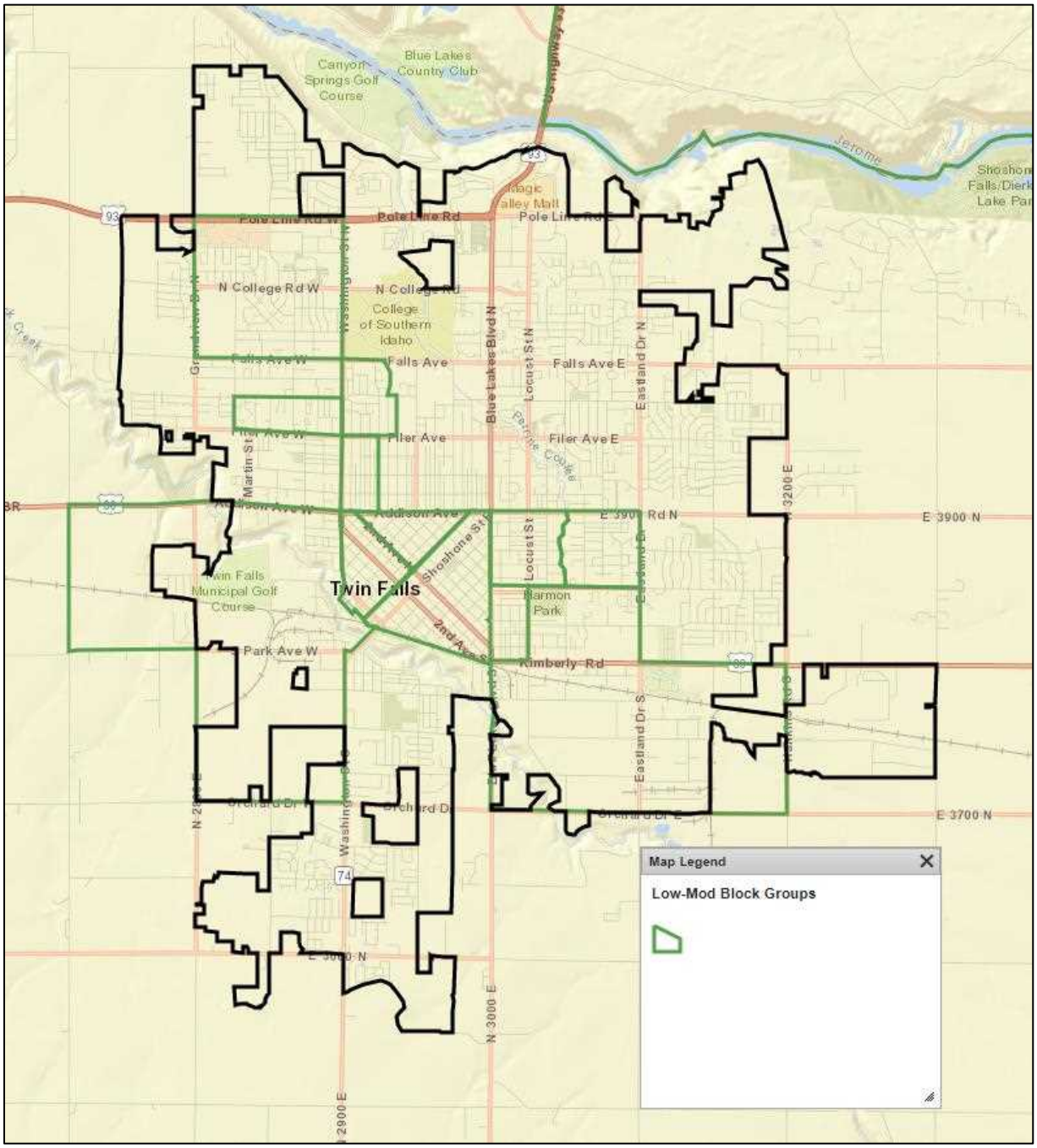


FIGURE 11 – LOW AND MODERATE INCOME BLOCK GROUPS IN TWIN FALLS, PROGRAM YEAR 2020



Data Source: HUD, https://egis.hud.gov/cpdmaps/

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 resource which increases citizens' equitable access to employment opportunities, education, and other personal enrichment found on the internet. Low- to moderate-income households often have less broadband access than their wealthier counterparts, creating a digital divide that limits personal and professional opportunities for low-income households. In 2015, the FCC defined broadband as internet access with download speeds of the 25 Megabits per second (Mbps) and upload speeds of 3 Mbps (otherwise notated as 25/3). With broadband access, internet users can partake in file downloading, video streaming, email and other critical features that are necessary for modern communications.

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. Those census tracts with the lowest median income – in downtown and near the College of Southern Idaho – are also found to have broadband service as shown on the FCC's Fixed Broadband Deployment map.

While the state of Idaho utilizes FCC data as its official resource, anecdotal evidence paints a different picture of broadband access in Twin Falls. Stakeholders from the Twin Falls Housing Authority indicated that residents in its various housing developments were largely unable to access broadband at home due to the number of trees or the bowl-like topography near residential buildings. Most residents reportedly use their phones for internet access or visit local libraries. Due to the distance of the libraries from many residential buildings, however, residents without transportation have the added burden of walking to the library to gain access to the internet.

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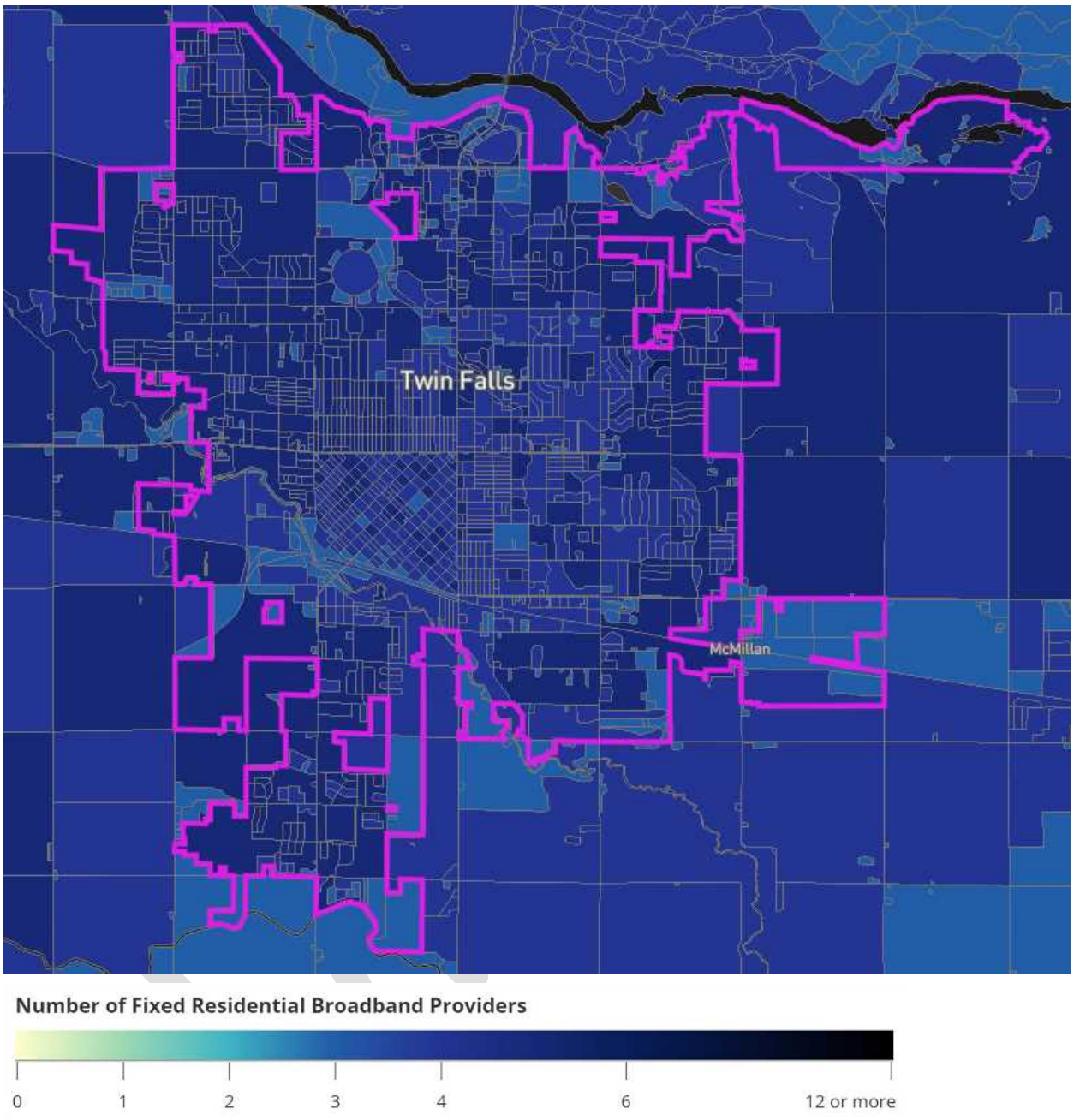
FIGURE 12 – BROADBAND DEPLOYMENT IN TWIN FALLS



Data Source: FCC, https://broadbandmap.fcc.gov/

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 throughout the city by CenturyLink, Inc. and in one residential area fiber is provided by the Filer Mutual Telephone Company. However, most other broadband technologies are offered by one provider. Cable is offered by Sparklight (formerly Cable One); ADSL broadband is offered by CenturyLink Inc.; and Fixed Wireless is offered by SafeLink Internet. Finally, broadband via satellite is offered by ViaSat, Inc. and Hughes Network Systems, LLC. Satellite internet tends to be more expensive and subject to more delays. 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 lo w-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.[17]

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.

FIGURE 13 – 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

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 Fourth National Climate Assessment (2018) 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.[18] American Community Survey 5-Year Estimates for 2014-2018 show that:

- An estimated 4,169 of the city's 18,047 households (23.1%) have incomes of less than $25,000 per year, and
- An estimated 7,381 of the city's 47,108 residents (15.7%) were living below the poverty level in the past 12 months.

[17] United States Environmental Protection Agency. (2016). What Climate Change Means for Idado. Retrieved from: https://19january2017snapshot.epa.gov/sites/production/files/2016-09/documents/climate-change-id.pdf
[18] U.S. Global Change Research Program. (2018). Fourth National Climate Assessment. Retrieved from: https://nca2018.globalchange.gov/

For these reasons, a large proportion 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.

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STRATEGIC PLAN

SP-05 OVERVIEW

Strategic Plan Overview

This strategic plan will guide the allocation of CDBG funding during the 2020-2024 planning period to address the City's most critical needs. Goals for the 2020-2024 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 50 – LOCAL TARGET AREAS

1	**Area name**	CDBG Area Benefit
	Area description	Areas with 51% or more low- and moderate-income population, making them eligible for CDBG activities based on an area benefit.
2	**Area name**	Citywide
	Area description	CDBG activities that benefit eligible individuals and households will be carried out citywide.

Rationale for the Priorities for Allocating Investments Geographically

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.).

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SP-25 PRIORITY NEEDS - 91.215(A)(2)

Priority Needs

TABLE 51 – PRIORITY NEEDS SUMMARY

1	**Priority need**	**Housing Affordability and Condition**
	Priority level	High
	Population(s) served	Extremely low income Low income Moderate income Large family Families with children Elderly/frail elderly Public housing residents People with disabilities
	Geographic area(s) affected	Citywide
	Associated goal(s)	TBD
	Description	Activities to possibly be funded under this priority include: • 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 downpayment or closing cost assistance • Provide short-term emergency rental or utility assistance to renter households, including those impacted by the COVID-19 pandemic and/or at risk of homelessness
	Basis for priority	CHAS data analyzed for this Plan indicates that rental housing affordability is the most widespread need in the city. Community members noted the need for an expanded housing supply, including housing for seniors, people with disabilities, people with special needs, and entry-level housing. The *Twin Falls, Idaho Healthy Conditions Assessment* also identified housing affordability as a key health issue for the community.
2	**Priority need**	**Infrastructure and Public Facility Improvements**
	Priority level	High
	Population(s) served	Extremely low income Low income Moderate income Families with children Elderly People with disabilities Non-housing community development

	Geographic area(s) affected	CDBG Area Benefit Citywide
	Associated goal(s)	TBD
	Description	Activities to possibly 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, 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 priority	Infrastructure and facility needs, particularly sidewalk improvement and expansion, drainage improvements, youth and community centers, homeless centers, and parks/gyms/rec fields, were commonly identified needs in the community. The City's Comprehensive and Strategic Plans also noted infrastructure and facility improvements as goals.
3	**Priority need**	**Public Services**
	Priority level	High
	Population(s) served	Extremely low income Low income Moderate income Families with children Elderly People with disabilities Homeless individuals and families Victims of domestic violence
	Geographic area(s) affected	Citywide
	Associated goal(s)	TBD
	Description	Activities to possibly be funded under this priority include: • 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.
	Basis for priority	Community members identified the need for a variety of services for income-eligible and special needs residents. The *Twin Falls, Idaho Healthy Conditions Assessment* also noted how various community services could address health indicators in Twin Falls.

TABLE 51 – PRIORITY NEEDS SUMMARY (CONTINUED)

4	**Priority need**	**COVID-19 Response**
	Priority level	Low
	Population(s) served	Extremely low income Low income Moderate income Non-housing community development
	Geographic area(s) affected	Citywide
	Associated goal(s)	TBD
	Description	Activities to possibly be funded under this priority include: • Prevention, preparation for, and response to the COVID-19 pandemic, to possibly include, but not be limited to, rent and utility assistance, small business assistance, infrastructure or technology for remote learning, medical supplies or personal protective equipment (PPE), and assistance with food access.
	Basis for priority	Twin Falls households and businesses facing the economic, health, and education impacts of the COVID-19 pandemic.
5	**Priority need**	**Fair Housing**
	Priority level	High
	Population(s) served	All
	Geographic area(s) affected	Citywide
	Associated goal(s)	TBD

	Description	• Assist eligible households including but not limited to:
		  ○ 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.

	Basis for priority	Input from community members indicate a need for fair housing education and enforcement services in Twin Falls, including for those most at-risk of housing discrimination. Analysis of Impediments to Fair Housing Choice recommendations call for continued fair housing activities in Twin Falls.

TABLE 51 – PRIORITY NEEDS SUMMARY (CONTINUED)

	Priority need	Program Administration
9	**Priority level**	High
	Population(s) served	All
	Geographic area(s) affected	CDBG Area Benefit Citywide
	Associated goal(s)	Program Administration
	Description	• Support general administration, planning, and staff costs for Twin Falls' CDBG program.
	Basis for priority	Program administration costs associated with the coordination and delivery of services to Twin Falls residents.

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SP-30 INFLUENCE OF MARKET CONDITIONS – 91.215 (B)

Influence of Market Conditions

TABLE 52 – INFLUENCE OF MARKET CONDITIONS

Affordable Housing Type	Market Characteristics that Will Influence Use of Funds Available
Tenant Based Rental Assistance (TBRA)	High level of cost burdens among low-income households; waiting lists for assisted housing units; and need for short-term rental assistance for homeless individuals and families transitioning to permanent housing. Currently, TBRA is provided through HUD's Section 8 Housing Choice Voucher program administered through local housing authorities. The Idaho Housing and Finance Association administers about 428 vouchers in the city of Twin Falls.
TBRA for Non-Homeless Special Needs	High level of cost burdens among low-income households, including non-homeless special needs populations; waiting lists for assisted housing units for seniors and people with disabilities.
New Unit Production	Age and condition of housing; waiting lists at existing assisted housing developments; high occupancy rates and rental rates; sales prices unaffordable to low/moderate income households.
Rehabilitation	Age and condition of housing; issues related to substandard housing, especially for low-income renters; need for home repairs for seniors and other homeowners, including lead-based paint remediation.
Acquisition, including preservation	Subsidized housing developments anticipated to age out of their affordability period; age, condition, and availability of multifamily properties suitable for acquisition/rehabilitation; vacant/hazardous buildings identified through code enforcement.

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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 2020 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 2020 allocation.

In addition to its annual formula grant, the City of Twin Falls will receive $200,567 in CDBG-CV1 funding and $202,840 in CDBG-CV3 funding through the federal CARES Act during the 2020 program year to prevent, prepare for, and respond to the COVID-19 pandemic and related health, social, and economic impacts.

Anticipated Resources

TABLE 53 - EXPECTED 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	Federal	Acquisition Admin and planning Economic development Housing Public improvements Public services	$340,897	$0	$0	$340,897	$1,363,588	Funds will be used to carry out activities related to acquisition, administration and planning, housing, economic development, public improvements, and public services.
CDBG-CV	Federal	Prevention of, preparation for, and response to COVID-19 pandemic	$403,407	$0	$0	$403,407	$0	Funds will be used to carry out activities related to preventing, preparing for, and responding to the COVID-19 pandemic.

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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 funding by Twin Falls will leverage additional community resources, including public and private agency funds. Monies dedicated to public improvements capitalize on ongoing City revitalization and capital improvement efforts. Public service funds are granted to agencies with additional public and/or private funding streams that provide a variety of services in addition to those supported by CDBG funds. Unlike HUD's HOME and ESG programs, the CDBG program does not require a match for federal funds.

If appropriate, describe publicly 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.

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.

Agencies and organizations through which the City of Twin Falls will carry out its consolidated plan are shown in Table 54. In addition to those listed in the table, the City will rely on a variety of non-profit and private sector housing developers, including Community Housing Development Organizations (CHDOs), Low Income Housing Tax Credit developers, and others.

TABLE 54 - INSTITUTIONAL DELIVERY STRUCTURE

Responsible Entity	Responsible Entity Type	Role	Geography Served
City of Twin Falls	Government	• Planning • Neighborhood Improvements • Public Facilities • Public Services • Fair Housing	Jurisdiction
Twin Falls Housing Authority	PHA	• Public Housing • Rental	Jurisdiction
Idaho Balance of State Continuum of Care	Continuum of Care	• Homelessness • Public Services	Region

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. With the COVID-19 crisis, there is 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

TABLE 55 - HOMELESS PREVENTION SERVICES SUMMARY

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 & Employment Training	X	X	
Healthcare	X		
HIV/AIDS	X		X
Life Skills	X	X	
Mental Health Counseling	X		

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Transportation	X	X	

Describe how the service delivery system, including, but not limited to, the services listed above, meets 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:

- With the 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.

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- 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.

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SP-45 GOALS SUMMARY – 91.215(A)(4)

To be completed based on project selection

TABLE 56 – GOALS SUMMARY

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Areas	Needs Addressed	Funding	Goal Outcome Indicator
1								
2								
3								
4								

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Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2).

The City of Twin Falls does not receive HOME funds.

SP-50 PUBLIC HOUSING ACCESSIBILITY AND INVOLVEMENT – 91.215(C)

Need to Increase the Number of Accessible Units (if required by a Section 504 voluntary compliance agreement)

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 Involvement

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.

For this Consolidated Plan, THFA residents provided input via the community survey. Hard copies of the survey were mailed to all housing authority residents with self-addressed, stamped envelopes for their return.

Is the public housing agency designated as troubled under 24 CFR part 902?

The Twin Falls Housing Authority is designated as "Small PHA Deregulation" based on its 2014 score report in the Public Housing Assessment System, with a score of 97 on a 100-point scale.

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 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

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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.

SP-60 HOMELESSNESS STRATEGY – 91.215(D)

Describe how the jurisdiction's strategic plan goals contribute to:

Reaching out to homeless persons (especially unsheltered persons) and assessing 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 2020-2024 Consolidated Plan is to expand the availability of homeless services and housing; activities funded under this priority may include outreach to unsheltered homeless persons.

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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.

Helping 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

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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 15.7% of Twin Falls residents were living below the poverty level in the past 12 months, above the statewide poverty rate of 13.8%, according to American Community Survey 5-Year Estimates for 2014-2018. The city's poverty rate has increased since the 2008-2012 ACS estimates, when it was estimated at 17%. [19]

The Region IV Comprehensive Economic Development Strategy (2014-2019) and the Twin Falls Comprehensive Plan "Grow With Us" (2016) detail goals related to reducing poverty, including:

ECONOMIC AND WORKFORCE DEVELOPMENT

- Develop and maintain resilient infrastructure that allows people, goods, and information to move efficiently through the community.
    - Invest in transportation infrastructure to provide convenient access via multiple modes to goods and services throughout the community.
- Diversify the traded-sector industry base.
    - Collaborate with the College of Southern Idaho (CSI) and other education and training providers to assure that resources to provide career-building skills and opportunities remain in the City to encourage entrepreneurship.

[19] American Community Survey 5-Year Estimates. (2014-2018 and 2008-2012). Poverty Status in the Past 12 Months. Table S1701. Retrieved from: data.census.gov

- Facilitate discussions between industry and education to match industry skill set requirements with educational standards
- Work with University, Community College, and industry leaders to create a food science and innovation center in the region to support the food processing industry cluster
- Develop network of entrepreneurial mentors to link education opportunities with innovators
- Promote hands-on learning opportunities to engage students at early age with real-life business experiences
- Work with local Legislators to provide competitive teacher pay scales and incentives for remaining in Idaho
- Support investment in alternative energy possibilities to create a climate for innovation - propose potential tax incentives to support the investment

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.
    - When selecting sites for affordable housing consider proximity to workplaces and services.
    - Encourage the development of higher density housing in and around the Downtown area.
    - Assist with the conceptual planning of areas that will be added to the City's edge in the future, and ensure that future expansion areas have a mix of housing types, adequate infrastructure, and are well connected to other parts of the City.
- Create urban village/urban infill nodes with mixed uses and higher densities.
    - Evaluate current code language and investigate potential code language to allow for a range of housing types, potentially including accessory dwelling units, duplexes, and attached homes, all of which are affordable to middle-income households and suitable for seniors looking to downsize.
- 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.
    - Create a "redevelopment district" overlay and corresponding plan to preserve, rehabilitate, revitalize, and/or redevelop housing. Seek federal, state, and local funding at a level adequate to meet this need.
- Promote Downtown as a great place to live and increase the available housing options.
    - In keeping with Downtown's role as a place for all residents of Twin Falls, encourage a range of housing options, from affordable to high-end housing, housing that appeals to young and old residents, and ranging from moderate to high densities.

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

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options limits the potential for workers to participate in employment and workforce development opportunities.

How are the jurisdiction's 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/program_offices/administration/hudclips/handbooks/cpd/6509.2
- The HUD Monitoring Desk Guide, available at: https://www.hud.gov/sites/documents/DOC_35339.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).

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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 14-04 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.

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City of Twin Falls
2020 Annual Action Plan

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November 2020

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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 2020 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 2020 allocation.

In addition to its annual formula grant, the City of Twin Falls will receive $200,567 in CDBG-CV1 funding and $202,840 in CDBG-CV3 funding through the federal CARES Act during the 2020 program year to prevent, prepare for, and respond to the COVID-19 pandemic and related health, social, and economic impacts.

TABLE 57 - EXPECTED 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	Federal	Acquisition Admin and planning Economic development Housing Public improvements Public services	$340,897	$0	$0	$340,897	$1,363,588	Funds will be used to carry out activities related to acquisition, administration and planning, housing, economic development, public improvements, and public services.
CDBG-CV	Federal	Prevention of, preparation for, and response to COVID-19 pandemic	$403,407	$0	$0	$403,407	$0	Funds will be used to carry out activities related to preventing, preparing for, and responding to the COVID-19 pandemic.

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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 funding by Twin Falls will leverage additional community resources, including public and private agency funds. Monies dedicated to public improvements capitalize on ongoing City revitalization and capital improvement efforts. Public service funds are granted to agencies with additional public and/or private funding streams that provide a variety of services in addition to those supported by CDBG funds. Unlike HUD's HOME and ESG programs, the CDBG program does not require a match for federal funds.

If appropriate, describe publicly 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.

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ANNUAL GOALS AND OBJECTIVES

AP-20 ANNUAL GOALS AND OBJECTIVES

Goals Summary Information– To be completed based on project selection

TABLE 58 – GOALS SUMMARY

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Areas	Needs Addressed	Funding	Goal Outcome Indicator
1								
2								
3								
4								

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PROJECTS

AP-35 PROJECTS – 91.220(D)

Introduction – To be completed based on project selection

The projects listed below represent the activities Twin Falls plans to undertake during the 2020 program year to address the goals of providing decent affordable housing, promoting a suitable living environment, and encouraging economic opportunity. Also listed here are projects to be funded using the City's CDBG-CV funds to address growing effects of the COVID-19 pandemic.

Projects

TABLE 59 – PROJECT LIST

#	Project Name
1	
2	
3	
4	
5	
6	
7	

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

The projects listed above were selected based on input received from the community, including residents and representatives from nonprofit agencies, housing providers, homeless housing and service providers, community service organizations, and others. Data regarding housing needs, homeless needs, needs of non-homeless special populations, and non-housing community development needs also informed allocation priorities. Finally, this project list was developed to complement ongoing revitalization efforts and plans, and to ensure that adequate administrative capacity is available for each identified project. The City of Twin Falls does not anticipate obstacles to successfully completing the above-listed projects.

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AP-38 PROJECT SUMMARY

Project Summary Information – To be completed for selected projects

TABLE 60 – PROJECT INFORMATION

1	Project Name	
	Target Area	
	Goals Supported	
	Needs Addressed	
	Funding	
	Description	
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	
2	Project Name	
	Target Area	
	Goals Supported	
	Needs Addressed	

	Funding	
	Description	
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	
3	Project Name	
	Target Area	
	Goals Supported	
	Needs Addressed	
	Funding	
	Description	
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	

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.

To be completed following project selection.

Geographic Distribution

TABLE 61 – GEOGRAPHIC DISTRIBUTION

Target Area	Percentage of Funds
Citywide	100%

Rationale for the Priorities for Allocating Investments Geographically

Twin Falls proposes to distribute its CDBG resources throughout the city to the extent neighborhoods receiving CDBG investments are eligible under CDBG area benefit or other applicable standards. Otherwise, the City does not intend to target CDBG funds to any particular area.

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AFFORDABLE HOUSING

AP-55 AFFORDABLE HOUSING – 91.220(G)

Introduction

To be completed following project selection.

TABLE 62 - ONE YEAR GOALS FOR AFFORDABLE HOUSING BY SUPPORT REQUIREMENT

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

TABLE 63 - ONE YEAR GOALS FOR AFFORDABLE HOUSING BY SUPPORT TYPE

One Year Goals for the Number of Households Supported Through	
Rental Assistance	
Production of New Units	
Rehab of Existing Units	
Acquisition of Existing Units	
Total	

AP-60 PUBLIC HOUSING – 91.220(H)

Introduction

The Twin Falls Housing Authority operates 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.

Actions planned during the next year to address the needs to public housing.

Within the next year, the Twin Falls Housing Authority will complete several renovations, particularly at the Pioneer Square site. Pioneer Square will have new roofs installed, as well as window replacements and new washer and dryer connections. The TFHA will also replace the water heaters and install new air conditioners in the laundry facilities of its other sites. The TFHA will also continue its ongoing projects, which include replacing water and sewer lines and replacing sidewalk.

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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 sits 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."

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.

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Addressing the emergency shelter and transitional housing needs of homeless persons.

During the 2020 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.

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 or CDBG-CV funds to assist families or individuals who are homeless transition 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. South Central Community Action Partnership will continue to assist 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.

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

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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 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.

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

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- 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

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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.

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PROGRAM SPECIFIC REQUIREMENTS

AP-90 PROGRAM SPECIFIC REQUIREMENTS – 91.220(L) (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. Since this is Twin Falls' first year as an entitlement community, no program income is currently available.

Community Development Block Grant Program (CDBG) (Reference 24 CFR 91.220(l)(1))

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 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: 2020, 2021, 2022	70%

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Goal	Category	Activities	Cities
Improve older homes and rental units, neighborhood revitalization	Affordable Housing	Rehabilitation of rental and homeowner units; low interest loans and project mamagement ; grant available for those less than 50% of MI; repairs for roofs, water/sewer issues, electrical, plumbing or HVAC, lead paint mitigation	Boise, Caldwell, Lewiston (homeowners only), Meridian, Nampa, Pocatello
Increase neighborhood livability	Non-Housing Community Development	Public Infrastructure improvements (sidelwalks, streets, lighting, park improvemetns, ADA accessibility, etc)	Boise, Caldwell
Rapid Rehousing/Homelessness Prevention	Homeless	emergency short-term cash assistance to LMI individuals/families facing eviction; support rapid rehousing programs	Boise, Caldwell, Meridian
Sidewalk Accessibility	Non-Housing Community Development	Sidewalk repairs, ADA Acceibille Route Improvements, improved access/routes to public facilities	Meridian, Nampa, Pocatello
Social Services (15% max)		Legal Aid, Support services for homeless population, addiction and mental health services, before/after school programs, domestic violence victims, meals for seniors/disabled	Idaho Falls, Meridian, Nampa
Increase in affordable Housing	Affordable Housing	Partnership with Habitat for Humanity for a home for an LMI family	Idaho Falls
Enhance homeownership	Affordable Housing	Funding to local housing authority to supplement closing costs and downpayments for LMI households	Meridian
Increase in affordable Housing/Increase Infill	Affordable Housing	Work with developers to identify projects/activities that support mulit- and single family construction, rennovation or infill. Support can be land acquisition or for pre-construction soft costs associated with an LMI project; land acquisition for centrally located affordable housing units	Nampa, Pocatello