



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

**August 2025**

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

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# 2025-2029 FIVE-YEAR CONSOLIDATED PLAN

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For October 1, 2025 through September 30, 2029

# 2025 YEAR ONE ACTION PLAN

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For October 1, 2025 to September 30, 2026

# TWIN FALLS, IDAHO

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City of Twin Falls  
City Manager Department

August 2025

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# City of Twin Falls 2025-2029 Five-Year Consolidated Plan

**August 2025**

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# EXECUTIVE SUMMARY

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## ES-05 EXECUTIVE SUMMARY – 24 CFR 91.200(C), 91.220(B)

### 1. Introduction

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

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

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

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

#### HOUSING AFFORDABILITY AND CONDITION

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

#### PUBLIC FACILITY AND INFRASTRUCTURE IMPROVEMENTS

- Public infrastructure and facility improvements such as sidewalks, streets, trails, access to high-speed internet, streetlighting, ADA accessibility, senior or youth centers, public safety facilities, and others.
- Assist community service organizations in improving their physical structures to meet the organization’s goals for serving low- and moderate-income households, homeless people, and other special needs populations.

## PUBLIC SERVICES

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

## FAIR HOUSING

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

## PROGRAM ADMINISTRATION

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

### 3. Evaluation of Past Performance

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

### 4. Summary of Citizen Participation Process and Consultation Process

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

Public comments on the draft Consolidated Plan and Annual Action Plan were received throughout a 30-day public comment period from July 11 through August 10, 2025. A public meeting to receive comments was held on July 10, 2025, and the plan was presented to and approved by Twin Falls City Council on August 12, 2025. The City did not receive any comments on the draft plan.

### 5. Summary of Public Comments

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

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

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

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

## **6. Summary of Comments or Views Not Accepted and Reasons for Not Accepting Them**

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

## **7. Summary**

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

# THE PROCESS

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## 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. The 2025-2029 Five-Year Consolidated Plan covers the period from October 1, 2025, through September 30, 2029, and identifies priority community development and housing needs and a strategy to address them. The attached Annual Action Plan discusses specific projects to be funded during the 2025 program year, which begins October 1, 2025, and ends September 30, 2026.

### Consolidated Plan Public Contact Information

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 opportunities for residents and stakeholders to shape the development of the 2025-2029 Five-Year Consolidated Plan and 2025 Annual Action Plan. To inform the plans’ goals and priorities, the City offered residents and stakeholders a variety of ways to share their

feedback through virtual focus groups, a public meeting, and a stakeholder survey. Results of these outreach efforts are summarized in the Citizen Participation section of this Plan.

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

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

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

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

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

The City of Twin Falls participates in the Idaho Balance of State Continuum of Care led by the Idaho Housing Finance Association (IHFA). The Continuum of Care promotes community-wide commitment to ending homelessness; funds nonprofit providers and State and local governments to quickly rehouse homeless individuals and families; promotes access to and utilization of mainstream programs by homeless individuals and families; and supports self-sufficiency among individuals and families experiencing homelessness. Although the City of Twin Falls does not receive Emergency Solutions Grant (ESG) funds, the City will consider projects that address homeless needs for CDBG funding. Additionally, the City may provide support to or collaboration with local homeless housing and service providers in grant applications they make to the IHFA.

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

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

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

**2. Describe agencies, groups, organizations and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities. Identify any agency types not consulted and provide rationale for not consulting.**

Representative agencies, groups, and organizations that participated in the planning process for Twin Falls' 2025-2029 Five-Year Consolidated Plan and 2025 Annual Action Plan are shown in the table on the following pages.

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

**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	<ul style="list-style-type: none"> <li>• Other government – local</li> </ul>	<ul style="list-style-type: none"> <li>• Housing need assessment</li> <li>• Market analysis</li> </ul>	<ul style="list-style-type: none"> <li>• Interview</li> </ul>
2 City of Twin Falls Planning and Zoning Department	<ul style="list-style-type: none"> <li>• Other government – local</li> </ul>	<ul style="list-style-type: none"> <li>• Housing need assessment</li> <li>• Market analysis</li> </ul>	<ul style="list-style-type: none"> <li>• Interview</li> </ul>
3 Syringa Housing Corporation	<ul style="list-style-type: none"> <li>• Developer</li> </ul>	<ul style="list-style-type: none"> <li>• Housing need assessment</li> <li>• Market analysis</li> <li>• Economic development</li> </ul>	<ul style="list-style-type: none"> <li>• Survey</li> </ul>
4 Twin Falls Housing Authority	<ul style="list-style-type: none"> <li>• PHA</li> <li>• Services – narrowing the digital divide</li> </ul>	<ul style="list-style-type: none"> <li>• Public housing needs</li> <li>• Housing need assessment</li> <li>• Anti-poverty strategy</li> </ul>	<ul style="list-style-type: none"> <li>• Survey</li> </ul>
5 Twin Falls County Office of Emergency Management	<ul style="list-style-type: none"> <li>• Agency – management of flood prone areas, emergency management</li> <li>• Other government - County</li> </ul>	<ul style="list-style-type: none"> <li>• Housing need assessment</li> <li>• Market analysis</li> </ul>	<ul style="list-style-type: none"> <li>• Survey</li> </ul>
6 Twin Falls County Veterans Service Office	<ul style="list-style-type: none"> <li>• Other government - County</li> </ul>	<ul style="list-style-type: none"> <li>• Housing need assessment</li> </ul>	<ul style="list-style-type: none"> <li>• Survey</li> </ul>
7 Twin Falls School District	<ul style="list-style-type: none"> <li>• Services – education</li> </ul>	<ul style="list-style-type: none"> <li>• Housing need assessment</li> <li>• Homeless needs – families with children</li> </ul>	<ul style="list-style-type: none"> <li>• Survey</li> </ul>
8 United Way of South Central Idaho	<ul style="list-style-type: none"> <li>• Services – homeless</li> </ul>	<ul style="list-style-type: none"> <li>• Housing need assessment</li> <li>• Homeless needs – chronically homeless</li> <li>• Homeless needs – families with children</li> <li>• Homelessness strategy</li> <li>• Anti-poverty strategy</li> </ul>	<ul style="list-style-type: none"> <li>• Survey</li> </ul>
9 Voices Against Violence	<ul style="list-style-type: none"> <li>• Services – victims of domestic violence</li> </ul>	<ul style="list-style-type: none"> <li>• Housing need assessment</li> <li>• Non-homeless special needs</li> </ul>	<ul style="list-style-type: none"> <li>• Survey</li> </ul>

## 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.

**Describe cooperation and coordination with other public entities, including the state and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(I)).**

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

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## **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 members of the public to provide input for this Consolidated Plan by attending a community input session or by taking a community-wide survey. The City held a community input session on July 10, 2025, and a Housing and Community Needs Survey was available to stakeholders via a weblink and in hard copy. The survey is currently ongoing, and this section will be updated with results once it is closed.

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.

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

The City of Twin Falls held a 30-day public comment period to receive comments on the draft 2025-2029 Consolidated Plan and 2025 Annual Action Plan from July 11 through August 10, 2025. During this time, copies of the draft report were available for public review, and residents and stakeholders could provide written comments. The City of Twin Falls also held a public meeting on July 10, 2025, to receive input from residents and stakeholders on priority needs. All stakeholders who participated in interviews, focus groups, or meetings and shared their email addresses with the City were notified of the public comment period and hearing. No residents attended the public meeting, and the City did not receive any written

comments on the draft. The final Consolidated Plan and Annual Action Plan were presented to and approved by Twin Falls City Council on August 12, 2025.

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

## Citizen Participation Outreach

TABLE 4 – CITIZEN PARTICIPATION OUTREACH

Sort Order	Mode of Outreach	Target of Outreach	Summary of attendance	Summary of comments received
1	Focus groups	<ul style="list-style-type: none"> <li>Residents, including minority residents, people with limited English proficiency, people with disabilities, and public/assisted housing residents</li> <li>Housing and service providers</li> <li>Community development practitioners</li> </ul>	0 participants	Not applicable
2	Public Meeting	<ul style="list-style-type: none"> <li>Residents, including minority residents, people with limited English proficiency, people with disabilities, and public/assisted housing residents</li> </ul>	0 participants	Not applicable
3	Survey	<ul style="list-style-type: none"> <li>Residents, including minority residents, people with limited English proficiency, people with disabilities, and public/assisted housing residents</li> <li>Housing and service providers</li> <li>Community development practitioners</li> </ul>	8 respondents	<ul style="list-style-type: none"> <li>Development of and support for affordable housing</li> <li>Social services (mental health services, services for elderly/youth, services for people with disabilities, services for low-income households, etc.)</li> <li>Employment and workforce development</li> <li>Greater coordination between existing service providers and agencies</li> <li>Centralized resource hub for those seeking assistance</li> </ul>

Sort Order	Mode of Outreach	Target of Outreach	Summary of attendance	Summary of comments received
4	Public Comment Period	<ul style="list-style-type: none"> <li>• Residents, including minority residents, people with limited English proficiency, people with disabilities, and public/assisted housing residents</li> <li>• Housing and service providers</li> <li>• Community development practitioners</li> </ul>	0 comments received	Not applicable
5	Public Hearing	<ul style="list-style-type: none"> <li>• Residents, including minority residents, people with limited English proficiency, people with disabilities, and public/assisted housing residents</li> <li>• Housing and service providers</li> <li>• Community development practitioners</li> </ul>	0 participants	Not applicable

# NEEDS ASSESSMENT

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## NA-05 OVERVIEW

### Needs Assessment Overview

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

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## 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.

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

## 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
<b>NUMBER OF HOUSEHOLDS</b>										
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
<b>NUMBER OF HOUSEHOLDS</b>										
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

### 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
<b>NUMBER OF HOUSEHOLDS</b>								
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
<b>NUMBER OF HOUSEHOLDS</b>								
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

## 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
<b>NUMBER OF HOUSEHOLDS</b>										
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 – HOUSEHOLDS WITH CHILDREN UNDER AGE 6**

	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 Under Age 6 Present	320	500	250	1,070	10	85	415	510

Data Source: 2011-2015 CHAS, Table 13

### 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.

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

According to the 2014-2018 5-Year American Community Survey, there are an estimated 6,099 people with a disability in Twin Falls, comprising about 13% of the population. About one-third (36%) of the disabled population is age 65 or older and 11% are under age 18. CHAS data provides estimates of housing need by disability type for Twin Falls households with a member with a disability, outlined below:

### HEARING OR VISION IMPAIRMENT

There are an estimated 655 low- or moderate-income households (80% HAMFI or below) with a housing need (cost burden, overcrowding, lack of complete kitchen or plumbing facilities) where a household member has a hearing or vision impairment. The majority (77%) are renters.

### AMBULATORY LIMITATION

There are an estimated 625 low- or moderate-income households with a housing need where a household member has an ambulatory limitation. Renters make up about 56%.

### COGNITIVE LIMITATION

An estimated 720 low- or moderate-income households have one or more housing needs and a household member with a cognitive limitation. About 70% of these renters.

### SELF-CARE OR INDEPENDENT LIVING LIMITATION

There are an estimated 515 low- or moderate-income households with one or more housing needs and a household member with a self-care or independent living limitation. About three-quarters (76%) are renters.

Of the four disability types discussed above, households where someone has a cognitive limitation are most common in Twin Falls. For some people with these limitations, housing in a group home or other supportive setting with services may be desired option. Ambulatory limitations are the second most common. Housing needs for people with an ambulatory difficulty may include accessibility improvements such as ramps, widened hallways and doorways, and installation of grab bars, along with access to community services such as transit.

### VICTIMS OF DOMESTIC VIOLENCE, DATING VIOLENCE, SEXUAL ASSAULT, OR STALKING

While the number of families in need of housing assistance who are victims of domestic violence, dating violence, sexual assault, or stalking is unknown, the Centers for Disease Control and Prevention estimates that 4.6% of women and 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. This share equates to an estimated 1,147 women and 1,910 men in Twin Falls.<sup>1</sup> Voices Against Violence, which serves Twin Falls, Jerome, Gooding, and Lincoln Counties, reports answering 2,080 calls for help related to domestic violence, sexual

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<sup>1</sup> 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>

assault or stalking during their 2019-2020 program year. At their emergency shelter located in Twin Falls, Voices Against Violence provided 5,645 nights of safe shelter.

### **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. 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.

## Discussion

### PROJECTED HOUSING NEEDS FOR 2025 THROUGH 2029 CONSOLIDATED PLANNING PERIOD

The City of Twin Falls currently has an estimated 4,475 households with housing needs and incomes under 80% AMI. This includes 2,975 renters and 1,500 owners. The Twin Falls 2016 Comprehensive Plan estimated that the City would add about 1,200 renter households and 1,500 owner households over the ten year period. Assuming that about one-half of this growth occurs during a five-year period and that housing need rates remain about the same, the City is projected to have an additional 374 households with needs and incomes under 80% AMI through 2024 (262 renters and 112 owners).

Combining existing need and projected additional housing need shows a total of 4,849 low- and moderate-income households with a housing need in Twin Falls over the 2025 to 2029 Consolidated Planning period. This includes 3,237 renters and 1,612 owners.

### NUMBER AND TYPE OF FAMILIES IN NEED OF HOUSING ASSISTANCE FOR FAMILIES ON THE PUBLIC HOUSING AND SECTION 8 TENANT-BASED WAITING LIST

According to the Twin Falls Housing Authority, there are about 24 families on their public housing wait list, including 13 waiting for a two-bedroom unit and 11 waiting for a three-bedroom unit. One household is waiting for an accessible family unit.

The Housing Authority's wait list for elderly/disabled/accessible public housing units is considerably longer. About 153 households are on this waiting list, the majority of which are waiting for studio or one-bedroom units (54 and 91, respectively). Eight households are waiting for a two-bedroom unit.

The Idaho Housing and Finance Association (IHFA) manages Section 8 Tenant-Based rental vouchers for the Magic Valley region, which includes Twin Falls County and 7 other counties in the region. Their Section 8 voucher wait list includes 1,005 applications for the region. Data is not tracked by city and IHFA did not have additional information to share about family type on the wait list.

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## **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.

**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

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
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.

**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.

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## **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.

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

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
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.

**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.

**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
<b>Share of Total Households by Race and Ethnicity</b>				
Jurisdiction as a whole	71%	17%	11%	1%
White	72%	15%	12%	1%
Black / African American	71%	0%	29%	-%

Housing Cost Burden	Less than 30%	30-50%	More than 50%	No / negative income (not computed)
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.

**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.

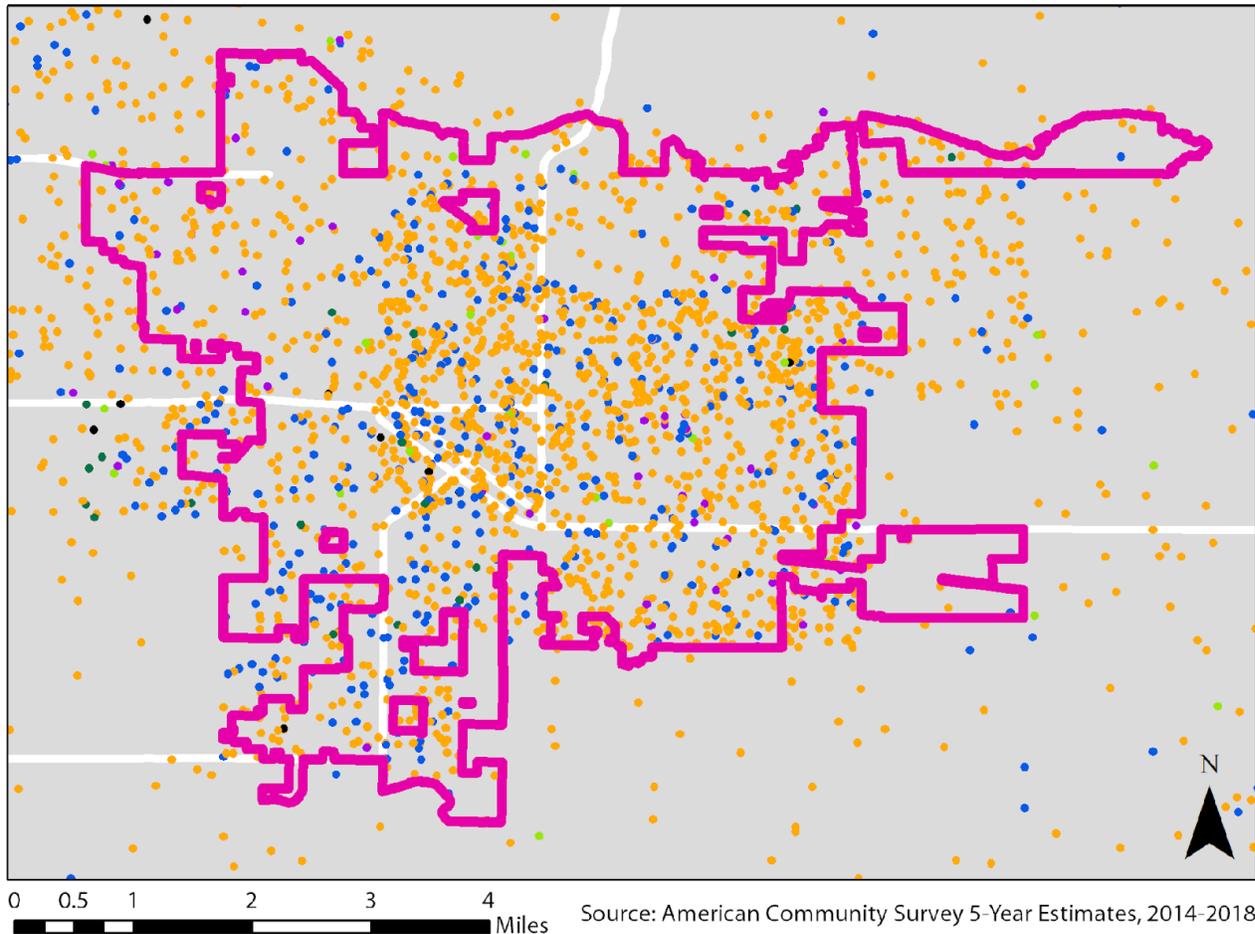
Related to fair housing, survey respondents indicated that a lack of affordable housing for families, individuals, and seniors; displacement of residents due to rising housing costs; lack of housing options for people with disabilities; neighborhood revitalization needs; and discrimination by landlords 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.

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



**Race + Ethnicity**

 **City of Twin Falls**

**1 Dot = 20 People**

-  **White, Non-Hispanic**
-  **Hispanic or Latino (of any race)**
-  **Asian/ Pacific Islander, Non-Hispanic**
-  **Multi-Racial, Non-Hispanic**
-  **Black, Non-Hispanic**
-  **Native American, Non-Hispanic**

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## 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 462 subsidized units via housing choice voucher available for use in Twin Fall with 82% currently occupied, or about 378 units. Currently, these units house approximately 791 people in total. About 78% of voucher holders are white, 17% are Hispanic/Latino, and 4% are Black/African American. As of 2024, average months on waiting list are about 15 months. According to the Twin Falls Housing Authority, there is currently a wait list of 241 households as of 2025.

## Totals in Use

**TABLE 5 - 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	428	0	428	0	0	0

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

**Data Source:** PIC (PIH Information Center)

## Characteristics of Residents

**TABLE 6 – CHARACTERISTICS 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
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)

## Race of Residents

**TABLE 7 – 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	774	0	774	0	0	0
Black/African American	0	0	2	25	0	25	0	0	0
Asian	0	0	3	0	0	0	0	0	0
American Indian/Alaska Native	0	0	0	16	0	16	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)

## Ethnicity of Residents

**TABLE 8 – 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	106	0	106	0	0	0
Not Hispanic	0	0	178	709	0	709	0	0	0

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

**Data Source:** PIC (PIH Information Center)

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

The 2024 HUD APSH data indicates there are 196 traditional public housing units, of which 99% are currently occupied. Of these 196 traditional public housing units, about 82 units (42%) house a family with at least one disabled family member.

According to the HUD data, all 191 public housing households requested units with accessibility features. Since many people with disabilities live on limited incomes, often no more than \$771/month for an individual or \$1,157/month for a couple in SSI benefits<sup>2</sup>, 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.**

The Idaho Housing and Finance Association (IHFA) manages Section 8 Tenant-Based rental vouchers for the Magic Valley region, which includes Twin Falls County and 7 other counties in the region. Data is not tracked by city and IHFA did not have additional information to share about family type on the wait list. According to APSH data, as of 2024 overall, renters waited an average of 16 months before receiving subsidized housing in Idaho.

Current residents in public and other assisted housing units are most immediately in need of opportunities and support to grow and attain a level of self-sufficiency. These supports include programs in areas such as job training and assistance, childcare, transportation, health-related assistance, after school programs, adult education, and child educational enrichment. According to local organizations that provided input, there is a lack of an overarching strategy in housing and social service networks in the city. While resources exist, improved, and streamlined communication is needed, particularly in identifying which groups provide homeless resources and where to refer people seeking housing assistance.

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

The needs of public housing residents and voucher holders are different from those of the city's overall low- and moderate-income population primarily in that these residents are housed in stable and decent housing. With this need met, residents are able to work on other needs that families typically face in addition to housing insecurity. These other needs frequently include childcare, healthcare, employment, transportation, and food.

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<sup>2</sup> <https://courtselphelp.idaho.gov/docs/publications/DSSM-3.pdf>

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## NA-40 HOMELESS NEEDS ASSESSMENT – 91.205(C)

### Introduction:

This section discusses the size and characteristics of the population experiencing homelessness in Twin Falls, which falls under the Idaho Balance of State Continuum of Care (ID-501), or BoS CoC. Each year, the Continuum of Care directs a Point-in-Time (PIT) count of people experiencing homelessness throughout the region on one night in January<sup>3</sup>. This count is submitted to HUD for the entirety of the continuum's jurisdiction; data specific to Twin Falls is unavailable. The Idaho Housing and Finance Association (IHFA) organizes yearly PIT counts with the CoC and publishes limited information about counts specific to different regions of Idaho, which is additionally presented below<sup>4</sup>.

**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):**

The tables below depict homelessness as assessed by the 2024 Point-In-Time count for the City of Twin Falls via the BoS CoC and IHFA. According to the IHFA report there were 390 people in Idaho's Region 4 experiencing homelessness in January 2024 – a more than 200% increase since the start of the Covid-19 pandemic. In the overall CoC jurisdiction, there were 1,961 people experiencing homelessness in 2024.

Of the 1,961 homeless residents within the Balance of State Continuum of Care, 312, or 16%, were considered chronically homeless. HUD defines chronic homelessness in the following way<sup>5</sup>:

- A homeless individual with a disability as defined in section 401(9) of the McKinney-Vento Assistance Act (42 U.S.C. 11360(9)), who:
  - Lives in a place not meant for human habitation, a safe haven, or in an emergency shelter, and
  - Has been homeless and living as described for at least 12 months\* or on at least 4 separate occasions in the last 3 years, as long as the combined occasions equal at least 12 months and each break in homelessness separating the occasions included at least 7 consecutive nights of not living as described, or
- An individual who has been residing in an institutional care facility for less, including jail, substance abuse or mental health treatment facility, hospital, or other similar facility, for fewer than 90 days and met all of the criteria of this definition before entering that facility\*\*; or

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<sup>3</sup> [https://files.hudexchange.info/reports/published/CoC\\_PopSub\\_CoC\\_ID-501-2024\\_ID\\_2024.pdf](https://files.hudexchange.info/reports/published/CoC_PopSub_CoC_ID-501-2024_ID_2024.pdf)

<sup>4</sup> <https://www.idahohousing.com/documents/2024-pit-region-4.pdf/>

<sup>5</sup> <https://www.hudexchange.info/homelessness-assistance/coc-esg-virtual-binders/coc-esg-homeless-eligibility/definition-of-chronic-homelessness/>

\*A "break" in homeless is considered to be 7 or more nights.

\*\*An individual residing in an institutional care facility does not constitute a break in homelessness.

A family with an adult head of household (or, if there is no adult in the family, a minor head of household) who meets all of the criteria of this definition, including a family whose composition has fluctuated while the head of household has been homeless.

The Balance of State count also identified 512 children under age 18 who were homeless; 161 youth aged 18-24; 167 homeless survivors of domestic violence; 90 homeless veterans; 217 homeless people with a severe mental illness; and 235 people with chronic substance abuse problems. (Note that some people may be counted in multiple categories – for example, a person may fall into both the severe mental illness and chronic substance abuse categories). Data on average number of days people experienced homelessness was not available, as was data on the above demographics specific to Twin Falls or Idaho’s Region 4.

**TABLE 9. SHELTERED AND UNSHELTERED HOMELESS POPULATION BY SUB-GROUP, HPAC COC 2024 POINT-IN-TIME COUNT<sup>6</sup>**

Sub-group	Sheltered	Unsheltered	Total
Persons in households with adults & children	385	603	988
Persons in households with adults only	315	653	968
Accompanied children under 18	212	300	512
Unaccompanied children under 18	4	1	5
Unaccompanied youth aged 18-24	19	25	44
Chronic Substance Abuse	115	120	235
Severely Mentally Ill	66	151	217
Veterans	23	67	90
Domestic violence survivors	88	79	167
Chronically homeless	85	227	312
<b>Total Homeless Persons</b>	<b>704</b>	<b>1,257</b>	<b>1,961</b>

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

As shown above, the 2024 PIT Count found 517 homeless children, 5 of whom were unaccompanied and 2 of whom were unsheltered, and 90 homeless veterans, 67 of whom were unsheltered. It is notable that there were more homeless persons in households with both adults and children recorded than homeless persons in adult-only households, as this is highly unusual. This indicates a great unmet need for both emergency and permanent housing options for families, as does the percentage of unsheltered veterans for homeless veterans.

<sup>6</sup>[https://files.hudexchange.info/reports/published/CoC\\_PopSub\\_CoC\\_CA-521-2024\\_CA\\_2024.pdf](https://files.hudexchange.info/reports/published/CoC_PopSub_CoC_CA-521-2024_CA_2024.pdf)

### Describe the Nature and Extent of Homelessness by Racial and Ethnic Group.

The 2024 Point-in-Time Count provided data on homelessness by racial and ethnic group for the entire Balance of State region, as shown in the following table. Of the 415 people found to be homeless in January of 2024, approximately 38.9% were white, 29.3% were Hispanic or Latino, 12.0% were Black, 1.4% were Native American, 1.7% were Asian or Pacific Islander, and 16.6% were of unspecified, multiple, or other races. Notably, the rate of unsheltered homelessness in Native American populations was significantly higher than that in any other group.

**TABLE 10. SHELTERED AND UNSHELTERED HOMELESS POPULATION BY RACE AND ETHNICITY, HPAC COC 2024 POINT-IN-TIME COUNT**

Race	Sheltered	Unsheltered	Total
Native American	12	121	133
Asian	2	1	3
Black	10	17	27
Pacific Islander	13	1	14
White	384	813	1,197
Middle Eastern/North African	4	0	4
Other/Multiple	38	31	69
Ethnicity			
Hispanic/Latino	241	273	514
Non-Hispanic/Latino	463	875	1447

### Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

The 2024 Point-in-Time Count for the found 704 sheltered and 1,257 unsheltered homeless individuals as of January 2024, meaning that around 64% of all homeless individuals within the Idaho Balance of State CoC are unsheltered. The IHFA’s regional publication<sup>7</sup> reports that within Region 4, there were 36 sheltered and 354 unsheltered homeless individuals for an unsheltered rate of just 10%; however, this report demonstrates inconsistencies with official HUD data when it comes to totals for the entire state. This rate also varies by demographic factors, as depicted above – in particular, data depicts a great need for more shelter for survivors of domestic violence. As a whole, a rapidly growing homeless population that is nearly two-thirds unsheltered indicates a great need for exponentially increased emergency shelter and street outreach efforts.

<sup>7</sup> <https://www.idahohousing.com/documents/2024-pit-region-4.pdf/>

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## NA-45 NON-HOMELESS SPECIAL NEEDS ASSESSMENT - 91.205 (B,D)

### Introduction

#### 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.

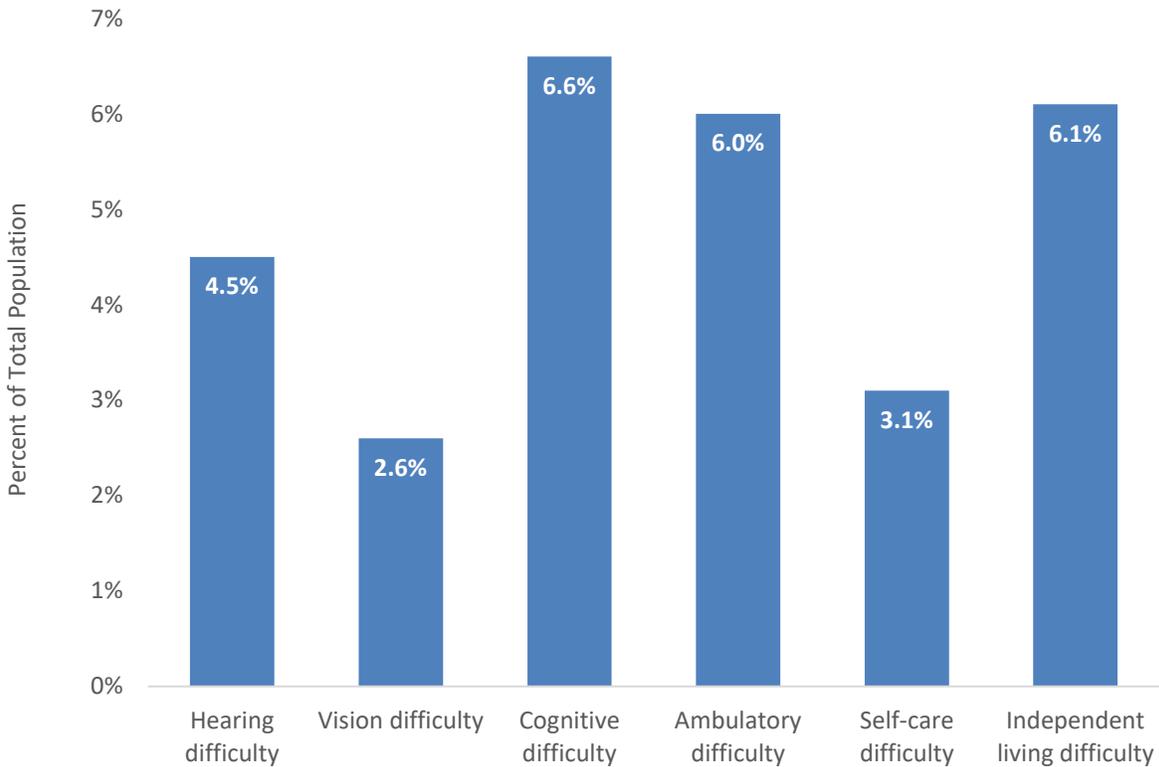
##### ELDERLY AND FRAIL ELDERLY

An estimated 15.8% of Twin Falls' population is elderly, aged 65 and over, and 7.2% of the population is considered frail elderly, aged 75 and over, according to 2019-2023 5-Year American Community Survey estimates. An estimated 35% of elderly individuals aged 65 and over in the city have a disability.

##### PEOPLE WITH DISABILITIES

As estimated 14.1% of Twin Falls residents have one or more disabilities. Figure 1 shows shares of the city's total population by disability type. Cognitive difficulties are the most common disability type, comprising 6.6% of the city's total population, followed by independent living difficulties (6.1%) and ambulatory difficulties (6%). Vision difficulties are the least common disability type, making up 2.6% of the population. Hearing difficulties make up 4.5% of the population, and self-care difficulties make up 3.1%.

**FIGURE 1. DISABILITY BY TYPE IN THE CITY OF TWIN FALLS, 2019 - 2023**



Data Source: 2019-2023 ACS 5-Year Estimates

#### PEOPLE WITH HIV/AIDS AND THEIR FAMILIES

According to AIDSvu, an interactive mapping tool from Emory University’s Rollins School of Public Health, there were an estimated 1,365 people living with HIV in Idaho in 2022, including 41 people newly diagnosed that year.<sup>8</sup>

#### PERSONS WITH ALCOHOL OR DRUG ADDICTION

The region that includes the Twin Falls County, and seven other Idaho counties (Region 5) has an estimated 4.98% rate of alcohol use disorder in the past year for individuals aged 12 and older, according to 2016-2018 data from the US Substance Abuse & Mental Health Data Archive (SAMHDA). About 0.9% of the region’s population is estimated to have used cocaine use in the past year, and heroin use in the past year is estimated at 0.3 percent.<sup>9</sup> The rate of drug overdose deaths in Twin Falls County was 24 persons per 100,000 population for 2020 to 2022.<sup>10</sup>

<sup>8</sup> Emory University Rollins School of Public Health, AIDSvu. (2022). <https://map.aidsvu.org/profiles/state/idaho/overview>

<sup>9</sup> Substance Abuse & Mental Health Data Archive. “Interactive National Survey on Drug Use and Health Substate Estimates.” <https://datatools.samhsa.gov/saes/state>

<sup>10</sup> County Health Rankings & Roadmaps. “Drug Overdose Deaths.” <https://www.countyhealthrankings.org/>

## SURVIVORS OF DOMESTIC VIOLENCE

The Centers for Disease Control and Prevention estimates that 58.2% of women in Idaho have experienced any contact sexual violence, physical violence, or stalking by an intimate partner in their lifetime, equating to an estimated 27,692 women in Twin Falls. An estimated 35.2% of men in Idaho have experienced any contact sexual violence, physical violence, or stalking by an intimate partner in their lifetime, equating to an estimated 18,461 men in Twin Falls.<sup>11</sup>

## RE-ENTRY POPULATIONS

In the state of Idaho, an estimated 26,000 residents are on probation, and 6,700 are on parole.<sup>12</sup> This equates to an estimated 730 Twin Falls residents on probation and 188 on parole, based on city and state populations for 2019-2023. These estimates for the considerable numbers of city residents under criminal justice supervision indicate a continuing need to address the housing and supportive service needs of this population in Twin Falls.

### **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 public meetings, stakeholder interviews, and existing data sources and plans.

## HOUSING THAT IS AFFORDABLE, ACCESSIBLE, SAFE, AND LOW-BARRIER

High housing costs make it difficult for populations with special needs—who often live on very low incomes—to afford housing. Residents with special needs often live at or below the federal poverty level. Low incomes force many residents to live in congregate care, have roommates, or live with family. HUD’s fair market rent documentation for FY 2025 estimates fair market rent for a two-bedroom unit in Twin Falls County at \$1,285 per month, and a three-bedroom unit at \$1,801 per month.<sup>13</sup> Because of the high cost of housing, there is a need to increase the availability of affordable housing for populations with special needs. This could include options such as smaller housing units; multifamily ‘missing middle housing, including duplexes, triplexes, quadraplexes, and other small multifamily units; accessory dwelling units; cohousing with shared services; and other housing types that support increased levels of affordability.

Housing may be inaccessible to populations with special needs for a variety of reasons. Persons with disabilities may find that their housing options are not ADA compliant or are outside the service range for public transportation. People living with HIV/AIDS, immigrants and refugees, people with criminal histories, and other populations with special needs are often discriminated against in housing application processes. People living with HIV/AIDS have a particular need for low-barrier housing that is free from

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<sup>11</sup> Centers for Disease Control and Prevention. (2023). The National Intimate Partner and Sexual Violence Survey. 2016/2017 State Report. Retrieved from: <https://www.cdc.gov/nisvs/documentation/NISVS-2016-2017-State-Report-508.pdf>

<sup>12</sup> Prison Policy Initiative. Profiles. Retrieved from: <https://www.prisonpolicy.org/profiles>

<sup>13</sup> HUD User. HUD Metro FMR Area FY 2025 Fair Market Rents. Retrieved from: [https://www.huduser.gov/portal/datasets/fmr/fmrs/FY2025\\_code/2025summary.odn](https://www.huduser.gov/portal/datasets/fmr/fmrs/FY2025_code/2025summary.odn)

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,

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.<sup>14</sup>

#### 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.**

According to AIDSvu, an interactive mapping tool from Emory University's Rollins School of Public Health, there were an estimated 1,365 people living with HIV in Idaho in 2022, including 41 people newly diagnosed that year.<sup>15</sup>

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## **NA-50 NON-HOUSING COMMUNITY DEVELOPMENT NEEDS – 91.215 (F)**

#### **Describe the jurisdiction's need for public facilities.**

Buildings open to the general public or for use by target special needs populations, whether owned by the government or by nonprofit organizations, may be considered public facilities under the CDBG program.

A review of other plans recently completed for the City of Twin Falls identified the following public facility goals:

- Exploration of the feasibility of a community recreation center with a gymnasium, pool, walking track, and classrooms.
- Development of neighborhood parks within one-half mile of residential areas.
- Continued and expanded city-sponsored recreational and community programs.
- Improved and maintained safety at public facilities and parks.

#### **How were these needs determined?**

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<sup>14</sup> 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](https://emergency.cdc.gov/workbook/pdf/ph_workbookfinal.pdf)

<sup>15</sup> Emory University Rollins School of Public Health, AIDSvu. (2022). <https://map.aidsvu.org/profiles/state/idaho/overview>

Twin Fall’s public infrastructure needs were determined based on input from stakeholders engaged through a survey. See Table 2 for a list of participating organizations. Needs were also determined based on a review of the City’s Comprehensive Plan, Strategic Plan, and Health Conditions Assessment. These plans are listed in Table 3.

### **Describe the jurisdiction’s need for public improvements.**

Stakeholders identified the need for expanded sidewalk networks and improved sidewalk safety and accessibility and water/sewer improvements to prevent flooding. A review of other plans recently completed for the city of Twin Falls indicated the following public infrastructure goals:

- Maintain clear and efficient connectivity for vehicles, pedestrians, and bicycles and provide facilities and programs to support the community’s walkability and bikeability. Increase pace of sidewalk construction.
- Complete and improve the city’s sidewalk network.
- Develop public transportation system facilities and services needed to meet demand. Plan for an increasing demand for public transportation.
- Develop transit opportunities for commuters from neighboring communities.

### **How were these needs determined?**

Twin Fall’s public infrastructure needs were determined based on input from stakeholders engaged through a survey. See Table 2 for a list of participating organizations. Needs were also determined based on a review of the City’s Comprehensive Plan, Strategic Plan, and Health Conditions Assessment. These plans are listed in Table 3.

### **Describe the jurisdiction’s need for public services.**

Public services are an important component of the City’s community development strategy, and the City can spend up to 15% of its annual CDBG funding on public services over the next five years. The top five public service needs selected by respondents to the Housing and Community Needs Survey include: (1) health and mental health services; (2) abused and neglected children services; (3) transportation services; (4) youth services/programs; and (5) substance abuse/crime prevention (see Figure 6).

Community plans also identified goals for the provision of public services in Twin Falls, including:

- Community programs and services that support healthy lifestyles.
- Create and implement a workforce development plan.
- Focus on the needs of the aging community.
- Promote and grow parent classes and youth mentor programs.

### **How were these needs determined?**

Twin Fall’s public infrastructure needs were determined based on input from stakeholders engaged through a survey. See Table 2 for a list of participating organizations. Needs were also determined based

on a review of the City's Comprehensive Plan, Strategic Plan, and Health Conditions Assessment. These plans are listed in Table 3.

# HOUSING MARKET ANALYSIS

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## MA-05 OVERVIEW

### Housing Market Analysis Overview

While housing choices are inherently limited by household income and wealth, a lack of affordable housing exacerbates this challenge, creating significant hardships for low- and moderate-income households. Households that spend more than 30% of their income on housing are considered ‘housing cost burdened,’ which often limits their ability to afford other necessities such as food, clothing, and childcare. Stakeholders and residents noted a need for additional housing units in Twin Falls to meet the high demand for housing and increase housing affordability, and a need for rehab and repair of older housing units to increase housing quality. Data examined in the following sections also shows that home values and rents in the city have increased in recent years; there is a lack of rental housing in the city that is affordable to residents with very low incomes; and a significant proportion of households are cost-burdened or severely cost-burdened by housing costs.

In addition to current housing market conditions, this section analyzes the local inventory of assisted housing and facilities serving homeless individuals and families. The analysis also extends to local economic conditions, identifying existing resources and programs available to address the community development needs outlined in this plan.

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## 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%).

## 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%
<b>Total</b>	<b>18,020</b>	<b>100%</b>

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%
<b>Total</b>	<b>10,020</b>	<b>100%</b>	<b>6,815</b>	<b>100%</b>

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.

In addition to these properties, the Idaho Housing and Finance Association (IHFA) identifies five other income-restricted apartment communities in Twin Falls, including South Meadows Apartments, Valley Vista Village, Colonia de Colores, El Milagro Apartments, and Gleneagles Senior Apartments. These properties may include funding from USDA Rural Development or HUD's Section 202 programs.

## **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 2025-2029 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. Specifically, as discussed in NA-10, there are disproportionate rates of housing need among:

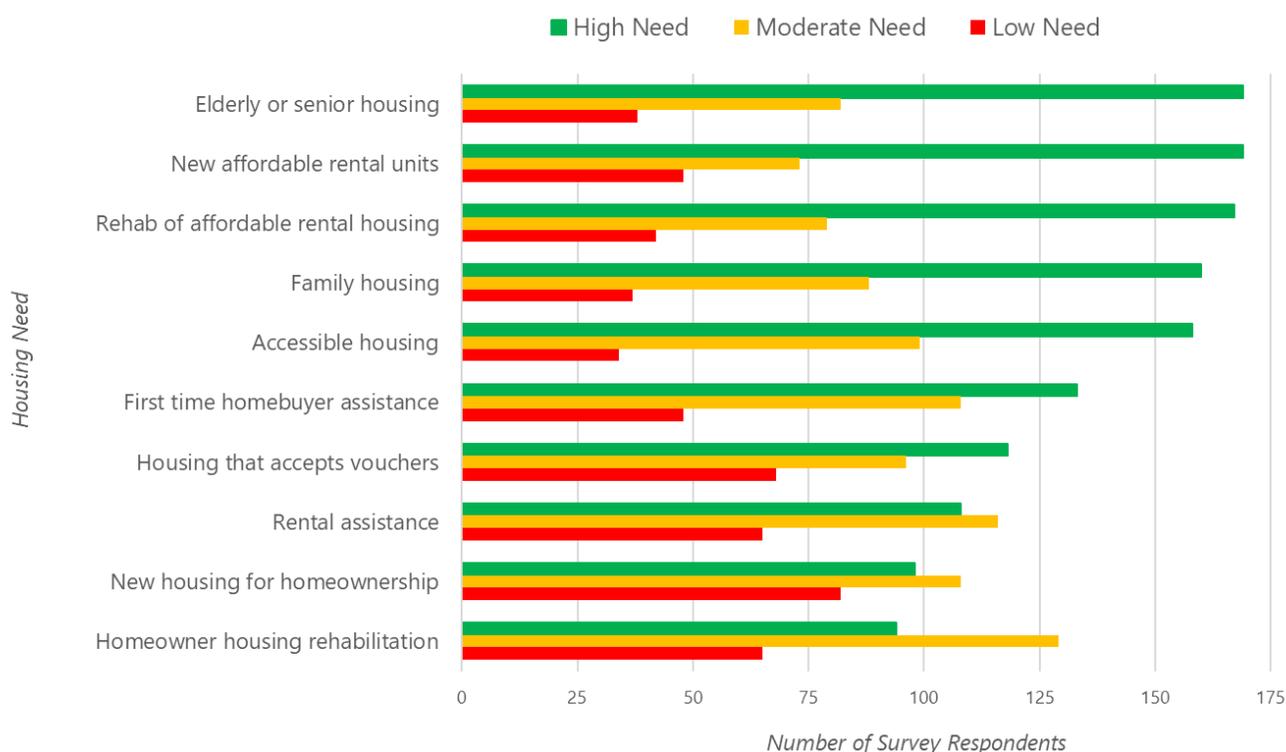
- Renter households with incomes under 30% AMI and incomes from 30-50% AMI, who are disproportionately impacted by cost burdens;
- Non-family renter households, who are disproportionately impacted by cost burdens; and
- Renter households, who are disproportionately impacted by overcrowding.

Housing types that allow for increased affordability of both rental and homeownership units might include options such as smaller housing units; multifamily 'missing middle housing, including duplexes, triplexes, quadraplexes, and other small multifamily units; accessory dwelling units; cohousing with shared services; or tiny homes.

Rehabilitation of existing affordable housing stock is also a need, as stakeholders noted that owner-occupied housing affordable to households at or below 50% AMI may be in poor condition. Rehabbing units that 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 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%
<b>Total</b>	<b>6,825</b>	<b>100.1%</b>

Data Source: 2011-2015 ACS

## 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
<b>Total</b>	<b>6,355</b>	<b>7,340</b>

Data Source: 2011-2015 CHAS

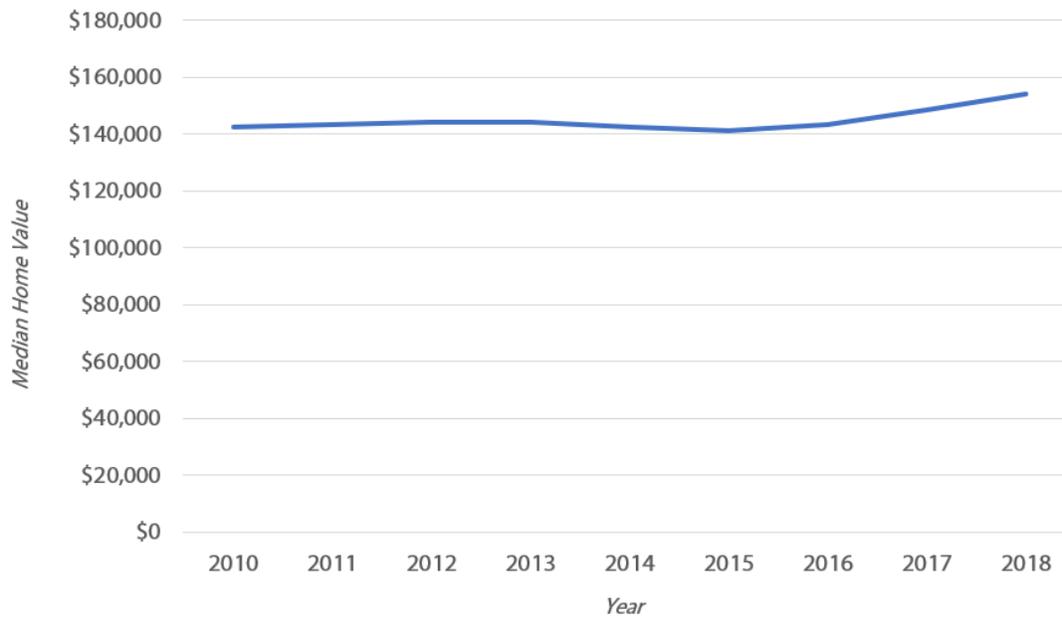
## Monthly Rent

**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	\$1,173
Low HOME Rent	\$522	\$608	\$733	\$848	\$946

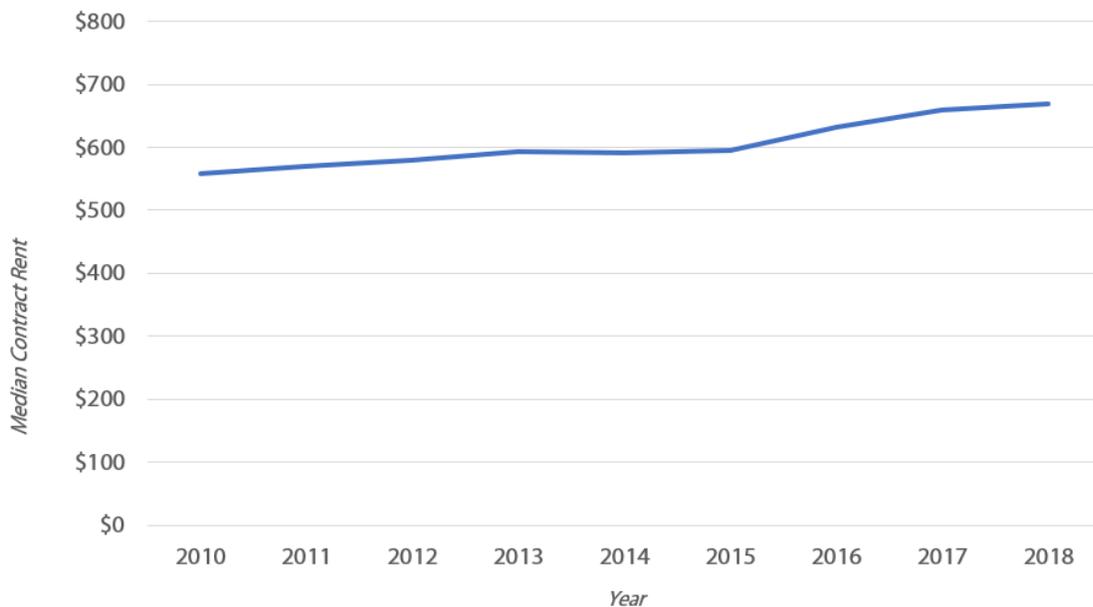
Data Source: HUD FY 2020 Fair Market Rent for Twin Falls County

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



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

**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 40<sup>th</sup> percentile gross rent (i.e., rent plus utility costs) for typical, non-

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 finding units that will accept vouchers or difficulty qualifying for leases due to past evictions or credit history.

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## **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 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.

## 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%
<b>Total</b>	<b>10,015</b>	<b>100%</b>	<b>6,820</b>	<b>100%</b>

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%
<b>Total</b>	<b>10,010</b>	<b>100%</b>	<b>6,830</b>	<b>99%</b>

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.

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.

According to 2011-2015 CHAS data (Table 13) there are an estimated 5,175 owner-occupied housing units and 3,515 renter-occupied housing units built before 1980 in Twin Falls that may contain lead-based paint. About 1,760 owner-occupied units and 2,490 renter-occupied units with potential lead-based paint hazards are occupied by low- or moderate-income families. In total, there are approximately 4,250 housing units built before 1980 occupied by low- or moderate-income families with potential lead-based paint hazards. About 835 of these units are occupied by low- or moderate-income families with a child under the age of 6.

### **Discussion**

The City of Twin Falls does not have an estimate of the number of vacant and abandoned buildings or whether units in vacant, abandoned buildings are suitable for rehabilitation. According to ACS 2013-2018 5-Year Estimates (Table B25004) there are an estimated 979 vacant units in Twin Falls. Of these, about 435 are available for rent or sale, 80 have been rented or sold but not yet occupied, and 220 are for recreational or seasonal use. The remaining 244 units (identified as 'other vacant units' by the American Community Survey), would include any vacant and abandoned housing units.

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## **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.

According to HUD's A Picture of Subsidized Housing data, in 2024 there were 378 Housing Choice Vouchers (HCV) in use, and an overall total of 462 subsidized units available. TFHA also assists veterans with housing through the Veterans Affairs Supportive Housing Program, or VASH but does not publish data on numbers of units or vouchers available.

Additional APSH data indicates that over 40% of TFHA households have an elderly resident, while 34% are households containing one member with a disability. Examining publicly supported households by race and ethnicity, 294 (78%) are white households, 64 (17%) are Hispanic households, and 15 (4%) are Black households.

## Totals Number of Units

**TABLE 11 – TOTAL NUMBER OF UNITS BY PROGRAM TYPE**

**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:**

	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	N/A	N/A	9	N/A	N/A	N/A	N/A	N/A	N/A

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

**Data Source:** PIC (PIH Information Center) and Twin Falls Housing Authority Property List

**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.**

As of 2024, 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. The most recent HUD Physical Inspection Scores evaluated additional properties owned, insured, or subsidized by HUD.

## Public Housing Condition

**TABLE 12 - PUBLIC HOUSING CONDITION**

Public Housing Development	Average Inspection Score
Cherrywood Apartments	91c*
South Meadow Apartments	97b
Valley Vista Village	95c

**Data Source:** HUD Physical Inspection Scores

### Describe the restoration and revitalization needs of public housing units in the jurisdiction.

HUD's Real Estate Assessment Center (REAC) conducts physical property inspections of properties that are owned, insured, or subsidized by HUD, including public housing and multifamily assisted housing. About 20,000 such inspections are conducted each year to ensure that assisted families have housing that is decent, safe, sanitary, and in good repair. Inspections are scored using a scale of 1 to 100. A passing score for a REAC Physical Inspection is 60 or above.

There are three letters (A-C) that may follow the score, as well as an asterisk (\*). Their meaning is as follows:

- **A:** No health and safety deficiencies noted
- **B:** Non-life-threatening health and safety deficiencies noted
- **C:** At least one life-threatening health and safety deficiency noted
- **\*** At least one inoperable smoke detector noted

Based on these criteria, all three inspected developments in Twin Falls received passing scores, however, two developments had health and safety deficiencies<sup>16</sup>. Cherrywood Apartments received a score of 91c\*, with at least one life-threatening health and safety deficiency noted and at least one inoperable smoke detector noted. Valley Vista Village received a score of 95c, with at least one life-threatening health and safety deficiency noted.

Common revitalization efforts for TFHA units and buildings include new roofing, new bathroom flooring and bathtub wrap arounds, new kitchen cabinets, new kitchen flooring that is softer and provides more “give,” and exterior lighting upgrades.

Due to the age of its structures, the TFHA has also identified ongoing upgrades to make its accessible units more accommodating to residents, including the installation of handrails and high-rise toilets. Some

<sup>16</sup> HUD – 2024 Physical Inspection Scores By State For Public Housing. Retrieved from: <https://www.hud.gov/stat/mfh/inspection-scores>

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, which falls under the Idaho Balance of State Continuum of Care (ID-501), or BoS CoC. Using data available from HUD at the Continuum of Care level, this section provides an overview of shelter facilities, housing, and mainstream and other services that aim to meet the needs of people experiencing homelessness in the jurisdiction. Note that the jurisdiction includes the entire jurisdiction of the CoC and is not exclusive to the City of Twin Falls; official HUD data on facilities specific to the City of Twin Falls is unavailable.

## Facilities and Housing Targeted to Homeless Households

**TABLE 13 - FACILITIES AND HOUSING TARGETED TO HOMELESS HOUSEHOLDS**

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year-Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	521	0	232	577	0
Households with Only Adults	296	0	122	476	0
Chronically Homeless Households	0	0	0	150	0
Veterans	8	0	0	379	
Unaccompanied Youth	22	0	0	00	0

### Describe mainstream services, such as health, mental health, and employment services to the extent those services are used to complement services targeted to homeless persons.

A variety of mainstream services complement services targeted to people experiencing homelessness in Twin Falls. The Idaho Balance of State Continuum of Care focuses on supporting coordination and collaboration among these systems so that people experiencing homelessness can access mainstream resources to assist them in transitioning to and remaining stable in permanent housing. Examples of health, mental health, employment, and other services that complement services targeted to people experiencing homelessness in Twin Falls include:

- The College of Southern Idaho (CSI) Workforce Development and Training program provides training and apprenticeships as well as opportunities for companies to connect with training for their employees. The college’s Career and Technical Education includes technical and skills-based programs.
- The South Central Public Health District offers a range of health and dental services.
- The United Way of South Central Idaho runs a community schools program offering a range of health, mental health and social services.

- South Central Community Action Partnership offers family development, family and individual stability, and weatherization, energy, and food assistance programs.

**List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.**

Homeless residents within Twin Falls are served by the South Central Community Access Partnership, or SCAP. According to their website, SCAP connects homeless individuals and others in need to the following services:

- Domestic violence services
- Warming center
  - Open November-February at 601 Shoshone St N in Twin Falls
- Emergency shelter
  - Valley House Homeless Shelter at 507 Addison Ave W in Twin Falls
- Rent, utility, & deposit assistance
- Budgeting workshops
- Family development services
- Food assistance
- Emergency medical assistance
- Transportation assistance
- Back-to-school assistance
- Weatherization services
- USDA rural development assistance
- Service referrals

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## **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.<sup>17</sup> People with intellectual and developmental disabilities may also need case management or life skills programming. Housing should focus on integrating these populations into the community and reducing social isolation through programming and facilitating access to resources and services.

## PEOPLE WITH SUBSTANCE USE DISORDERS

People with alcohol or other substance use disorders need services including screening, diagnosis, assessment, and treatment. People recovering from these disorders may need recovery supportive services, including clinical case management, housing and transportation assistance, mental health services, family engagement, behavioral therapy, and vocational and education, childcare, financial, and health services.<sup>18</sup>

## 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.<sup>19</sup>

## 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

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<sup>17</sup> 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>

<sup>18</sup> Rural Health Information Hub. (n.d.) Treatment and Recovery Support Services. Retrieved from: <https://www.ruralhealthinfo.org/toolkits/substance-abuse/1/support-services>

<sup>19</sup> Health Resources and Services Administration. (n.d.). Get HIV Care and Treatment. Retrieved from: <https://hab.hrsa.gov/get-care/get-hiv-care>

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, 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.<sup>20</sup>

### 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.<sup>21</sup>

### SUPPORTIVE HOUSING AND SERVICES FOR SPECIAL NEEDS GROUPS

#### **The Elderly and People with Disabilities**

The Twin Falls Housing Authority provides housing options for seniors and people with disabilities, including 190 units at five properties with a total of nine accessible housing units. The Housing Authority has been making accessibility improvements in its senior/disabled housing units recently, including high-rise toilets and handrails. While the Housing Authority does not directly connect tenants with other supportive service agencies, representatives note that most tenants are well-connected with these providers in the community.

The Twin Falls Housing Authority provides activities and meals for seniors in the community, including seniors with disabilities. During the COVID-19 pandemic, the Housing Authority worked with Meals on Wheels to provide meals to elderly residents.

The Living Independent Network (LINC) also serves people with disabilities in Twin Falls with a variety of programs, including information referrals, housing transition assistance, independent living skills training, employment services, and transportation.

#### **People with Mental Health Needs or Substance Use Disorders**

The Crisis Center of South Central Idaho provides emergency substance abuse and mental health services without charge to patients and offers referrals and connections to other community resources. Services include a 24-hour hotline, detox services, and crisis intervention and prevention.

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<sup>20</sup> 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.

<sup>21</sup> 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>

## **Survivors of Domestic Violence**

Voices Against Violence offers supportive housing and services for people experiencing domestic violence in Twin Falls County. Voices Against Violence runs a free shelter that serves women and children impacted by violence. In addition to emergency shelter, Voices of Violence provides services including: a 24-hour emergency crisis hotline, free individual counseling by mental health professionals, assistance navigating legal and medical systems, safety planning, and support for students around issues of dating violence and sexual assault.

### **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 2025 program year to address housing and/or supportive service needs.

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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.

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## **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.

## 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%
<b>Total</b>	<b>20,851</b>	<b>29,546</b>	--	--	--

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

## 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%
<b>Total</b>	<b>20,530</b>	<b>100%</b>

Data Source: 2011-2015 ACS

## 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

## 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;

- 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.<sup>22</sup> 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

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<sup>22</sup> 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.

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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.

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## **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.

## Business Activity

**TABLE 14 - 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%
<b>Total</b>	<b>20,851</b>	<b>29,546</b>	--	--	--

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

## Labor Force

**TABLE 15 - 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 16 – 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 17 – TRAVEL TIME**

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

Data Source: 2011-2015 ACS

## Education

**TABLE 18 - 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 19 - 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 20 – 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

## 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;

- 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.<sup>23</sup> 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

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<sup>23</sup> 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.

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## **MA-50 NEEDS AND MARKET ANALYSIS DISCUSSION**

### **Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")**

HUD defines four types of housing problems: (1) cost burden of more than 30%, (2) more than 1 person per room, (3) lack of complete kitchen facilities, and (4) lack of complete plumbing facilities. The HUD-provided map on the following page shows the share of households within each census tract that have at least one of these housing problems.

A concentration of households with housing needs is defined as a census tract where more than 40% of households have at least one housing need. Using this definition, two census tracts in Twin Falls have a concentration of housing problems: Tract 7.01, located in northwest Twin Falls and extending outside of the city limits, and Tract 11, located in the downtown region of the city.

### **Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")**

Geographic patterns by race and ethnicity in Twin Falls are shown in Figure 10. Concentration is defined as a census tract in which more than 50% of residents are people of color. According to this definition, there are no areas in Twin Falls where racial or ethnic minorities or low-income families are concentrated.

In its fair housing planning guidance, HUD defines racially or ethnically concentrated areas of poverty (RECAP) where more than one-half of the population are people of color and the individual poverty rate is over 40%. There are no RECAP census tracts in the city of Twin Falls.

HUD also identifies CDBG-eligible block groups where there are concentrations of low- and moderate-income families. In this case, HUD defines a concentration as a block group where low- and moderate-income households make up more than 50% of total households in the block group. According to ACS 5-Year Low- and Moderate-Income Summary Data from 2020, Twin Falls has 11 block groups where the majority of households have low or moderate income. These block groups (shown in green in Figure 11) include downtown (Tract 11), neighborhoods around Harmon Park (Tract 10), and neighborhoods to the west and southwest of the College of Southern Idaho (Tracts 7 and 8). Finally, a block group in Tract 12 in south Twin Falls also qualifies as a low- and moderate-income block group.

### **What are the characteristics of the market in these areas/neighborhoods?**

Twin Falls' low- and moderate-income (LMI) block groups are Tract 7, Block Groups 2 and 5; Tract 8, Block Groups 3 and 5; Tract 10, Block Groups 1, 3, and 5; Tract 11, Block Groups 1, 2, and 3; and Tract 12, Block Group 1. These areas include about 6,779 residential units, or about 36% of all residences in Twin Falls. Of these, 7% are vacant, a slightly higher rate than vacancy throughout the city (5%).

As throughout the city, most housing in the LMI block groups is single-family (60% compared to 72% citywide). However, LMI block groups have higher shares of multifamily units. Duplex, triplex, and quadruplex units make up 16% and small multifamily buildings (5 to 19 units) make up 11%. In comparison, these housing types comprise only 17% of housing throughout Twin Falls.

Housing within the LMI block groups tends to be older than housing citywide. About two-thirds of homes in the LMI block groups were built before 1980, compared to 49% throughout Twin Falls. Newer homes (built since 2000) make up 10% of the LMI area compared to 28% of Twin Falls.

Households in low- and moderate-income block groups are roughly split on tenure. About 51% own their homes and 49% rent. This homeownership rate is considerably lower than the citywide rate of 63%.

Housing costs and home values in the LMI block groups are, on average, lower than housing costs throughout Twin Falls. About one-third of rental units in the LMI block groups rent for under \$500 compared to about one-quarter of units citywide. Higher cost rental housing (\$1,000 or above) comprises about 4% of rental units in the LMI block groups compared to 14% of Twin Falls. For owner-occupied housing, home values also tend to be lower in the LMI block groups. About 41% of homes there have values under \$100,000 compared to 20% citywide.

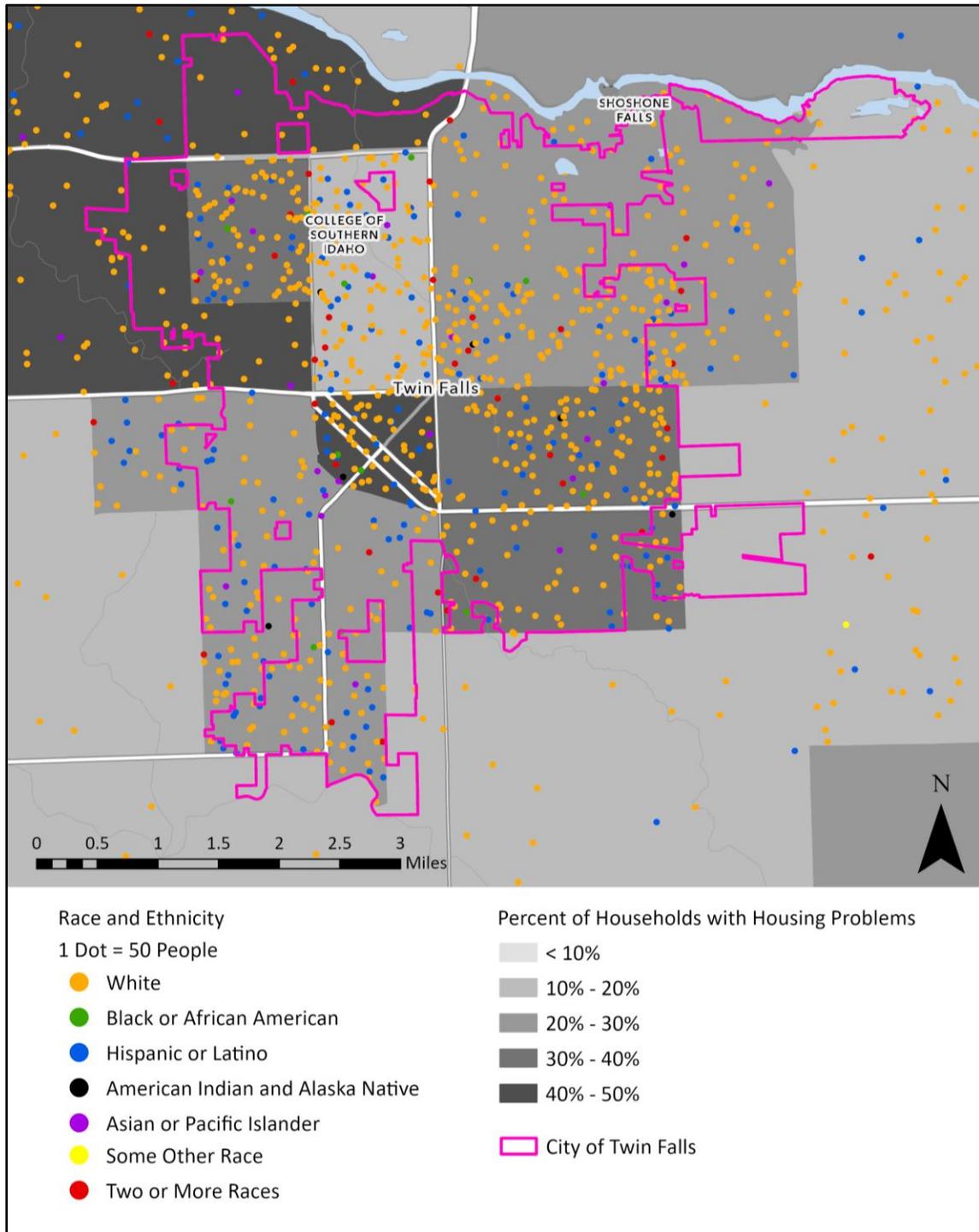
#### Are there any community assets in these areas/neighborhoods?

There are several community assets in Twin Falls' low- and moderate-income block groups. The block groups to the west and southwest of the College of Southern Idaho include St. Luke's Magic Valley Medical Center and Canyon Ridge High School. Tract 11 covers downtown Twin Falls, including a variety of commercial and civic uses along 2<sup>nd</sup> Avenue. Twin Falls City Park, Magic Valley High School, and Lincoln and Bickel Elementary Schools are also located there. Tract 10 is predominately single-family residential and includes Harmon Park and the YMCA of Twin Falls. The tract in southwest Twin Falls (Tract 12) is a mix of commercial and residential uses. The Valley House Homeless Shelter, Twin Falls Humane Society, and Twin Falls Golf Course are also located in Tract 12.

#### Are there other strategic opportunities in any of these areas?

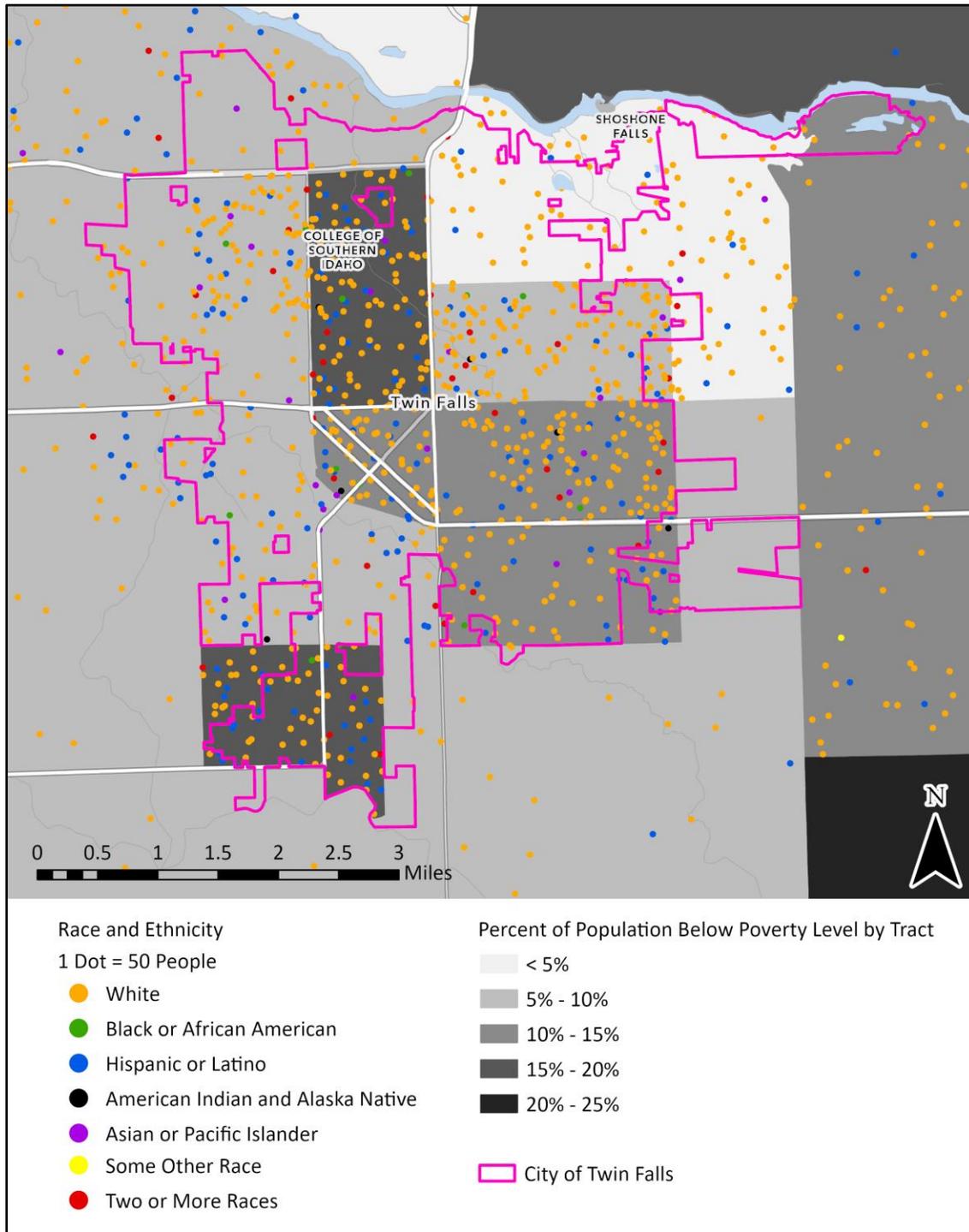
Market characteristics in the LMI block groups indicate that homes are older with lower rents and home values. This data, coupled with community input received during the participation process, indicates that one strategic opportunity may be the use of CDBG funds toward housing repair or rehabilitation in LMI areas. There may also be opportunities for economic development activities, particularly in areas with concentrations of small businesses, such as downtown Twin Falls.

**FIGURE 2. PERCENT OF HOUSEHOLDS WITH HOUSING PROBLEMS BY TRACT**



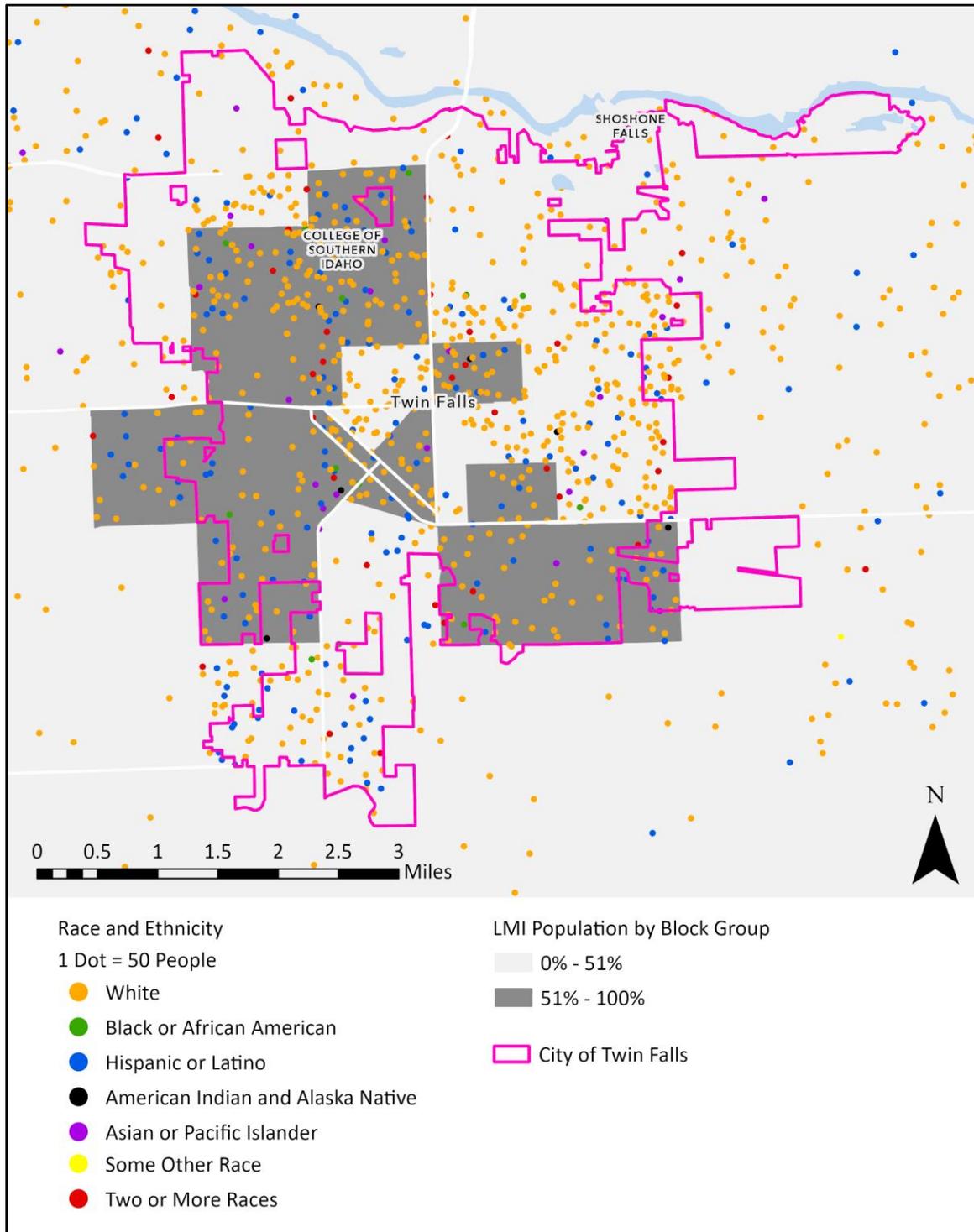
Data Source: 2016-2020 CHAS

**FIGURE 3. PERCENT OF POPULATION BELOW POVERTY LEVEL BY TRACT**



Data Source: 2019-2023 ACS Five-Year Estimates

**FIGURE 4. LOW TO MODERATE INCOME POPULATION BY BLOCK GROUP**



Data Source: 2019-2023 ACS Five-Year Estimates

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## **MA-60 BROADBAND NEEDS OF HOUSING OCCUPIED BY LOW- AND MODERATE-INCOME HOUSEHOLDS – 91.210(A)(4), 91.310(A)(2)**

### **Describe the need for broadband wiring and connections for households, including low- and moderate-income households and neighborhoods.**

Broadband connectivity is a vital community resource that offers citizens access to employment, education, and other personal enrichment opportunities found through the internet. In 2015, the FCC defined broadband as internet access with download speeds of 25 Megabits per second (Mbps) and upload speeds of 3 Mbps (otherwise noted as 25/3). With broadband access, internet users can partake in file downloading, video streaming, email, and other critical features necessary for online communication.

Disparities in broadband access – particularly for low-to-moderate households – can create a “digital divide” that limits users’ personal and professional opportunities. A 2021 study from the Pew Research Center found that 43% of low-income families did not have access to broadband services at home, and 41% did not have a desktop or laptop computer<sup>24</sup>. This is especially troubling in a post COVID era – a 2020 report from the Pew Research Center noted that 87% of American adults viewed internet access as important or essential in completing daily tasks post COVID.<sup>25</sup> Another 2021 Pew report found that 93% of U.S. children relied on internet access for at least some school learning post COVID, while 17% of U.S. teens reported having difficulty completing their homework due to a lack of internet access and 35% reported having to complete homework using a cell phone rather than a computer<sup>26</sup>. Finally, a 2021 report from the International Regional Science Review finds that broadband access is particularly significant in rural areas such as Twin Falls, and that increased levels of access in turn increase the success and prevalence of local small businesses<sup>27</sup>. With these facts in mind, broadband access is an important factor in building and promoting equity and accessibility among low- and moderate-income residents.

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

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<sup>24</sup><https://www.pewresearch.org/short-reads/2021/06/22/digital-divide-persists-even-as-americans-with-lower-incomes-make-gains-in-tech-adoption/>

<sup>25</sup><https://www.pewresearch.org/internet/2020/04/30/53-of-americans-say-the-internet-has-been-essential-during-the-covid-19-outbreak/>

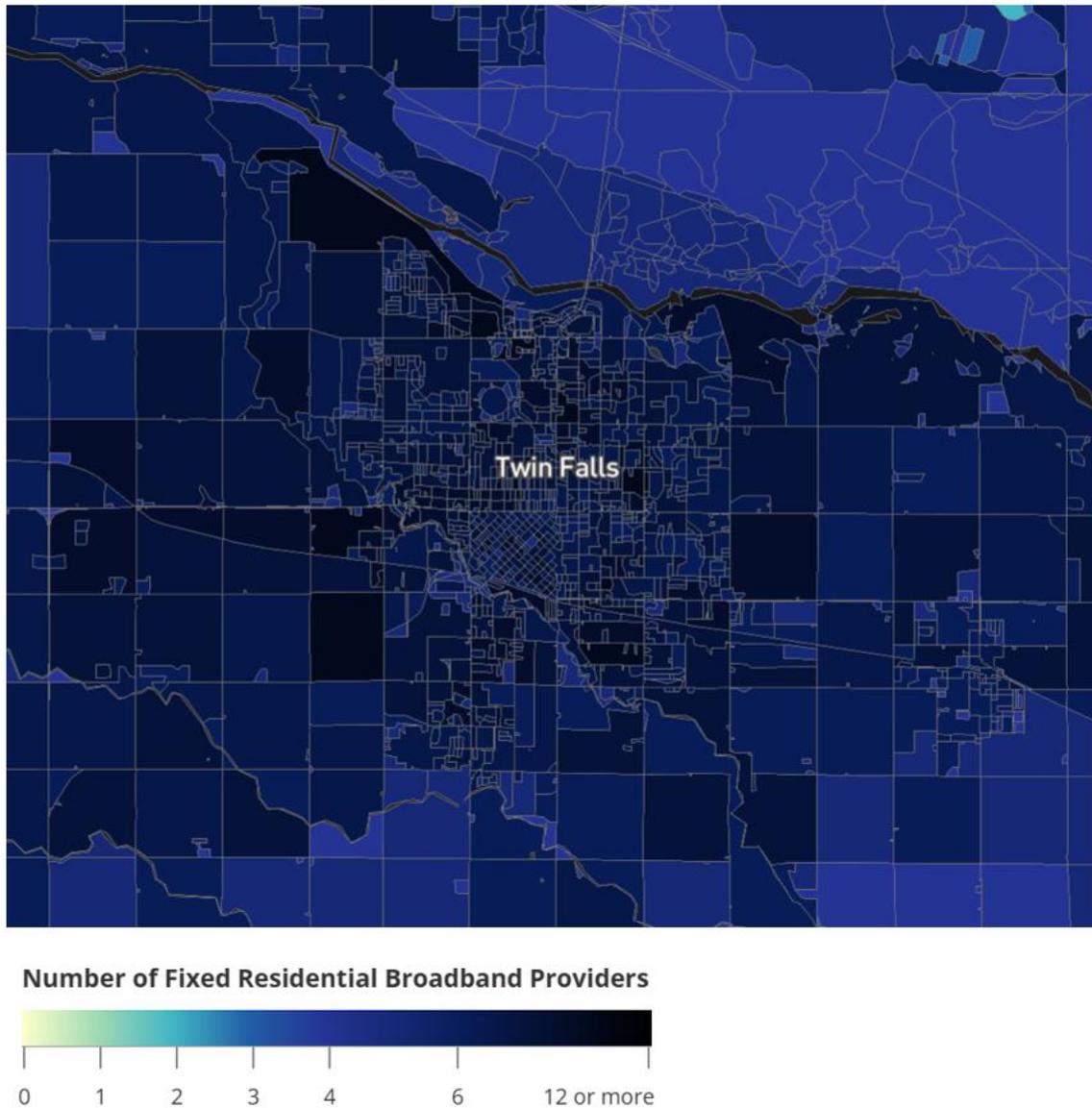
<sup>26</sup><https://www.pewresearch.org/short-reads/2021/10/01/what-we-know-about-online-learning-and-the-homework-gap-amid-the-pandemic/>

<sup>27</sup> <https://journals.sagepub.com/doi/10.1177/01600176211018749>

tract that is being “served.” Based on this definition, uninterrupted broadband service is available in all residential areas of Twin Falls.

In 2019, Governor Brad Little established the Idaho Broadband Task Force to expand broadband access within the state of Idaho. This task force produced a 77-page report and recommendations document in October 2019 to capture the state of broadband access within Idaho and to explore options for its expansion<sup>28</sup>. This plan identified significant portions of Idaho without fixed terrestrial broadband access, as depicted below. Twin Falls County was identified as an area of high access but borders counties with lower levels of access.

**FIGURE 5 – BROADBAND DEPLOYMENT IN TWIN FALLS**



<sup>28</sup> [https://portoflewiston.com/wp-content/uploads/2019/12/Broadband-Taskforce-Final\\_v2.pdf](https://portoflewiston.com/wp-content/uploads/2019/12/Broadband-Taskforce-Final_v2.pdf)

Data Source: FCC, <https://broadband477map.fcc.gov>

For the 10.6% of households in Twin Falls without an internet subscription, libraries throughout the area generally offer free access to computers and Wi-Fi, and some locations may offer programs that allow residents to check out mobile hotspots, laptops, or other electronic devices. Housing and service providers serving low- and moderate-income populations and people who are homeless may also provide internet access. For example, some affordable housing properties have business centers; some shelters or day centers have computers for visitor use; and local job centers may provide computers for use in job searches.

### **Describe the need for increased competition by having more than one broadband Internet service provider serve the jurisdiction.**

According to the Federal Communications Commission’s Interactive Broadband Map, residential areas in Twin Falls have several providers that offer broadband via fiber, fixed wireless, cable, ADSL and satellite technologies. Fiber is offered by Project Mutual Telephone Cooperative Association, Inc. and Lumen Technologies. Fixed wireless is offered by JAB Wireless and Safelink Internet. Satellite broadband is offered by VSAT Systems, Inc., ViaSat, Inc., Space Exploration Holdings, LLC, and Hughes Network Systems, LLC. However, other broadband technologies are offered by only one provider. Cable is offered by Sparklight (formerly Cable One), and ADSL broadband is offered by Lumen Technologies. Despite the presence of at least one provider for each broadband technology type, a wider variety of providers within each technology might offer residents a broader range of service options in Twin Falls.

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## **MA-65 HAZARD MITIGATION – 91.210(A)(5), 91.310(A)(3)**

### **Describe the jurisdiction’s increased natural hazard risks associated with climate change.**

The impacts of increasing natural hazard risks driven by with climate change on low- and moderate-income households are important considerations for regional planners, city staff, and housing and service providers in Twin Falls and the region. The City of Twin Falls participates in the updating and implementation of Twin Falls County Multi-Jurisdiction All Hazard Mitigation Plan (most recently updated in 2020), which identifies hazards most likely to impact the city of Twin Falls and other jurisdictions in Twin Falls County.

The plan notes high-, medium-, and low-risk hazards in Twin Falls County and its municipalities, noting that severe weather, wildfire, and drought are high-risk hazards in the county, flooding is a moderate-risk hazard, and dam/canal failure, earthquakes, and landslides/mudslides are low-risk hazards (see Figure 13).The plan identifies and analyzes mitigation actions and projects for the city and region.

The U.S. Environmental Protection Agency has also noted impacts of climate change that are specific to Idaho, including:

- Reduced snowpack, streamflows, and water availability, which would be expected to shift the alpine treeline, reduce the extent of some ecosystems and threaten species, reduce water flow in streams

during summer, threaten coldwater fish species, reduce access the potential for hydroelectric power, and reduce winter tourism and recreation;

- Increased frequency of drought and wildfires, and related impacts such increased area burned by forest fires, trees that are more susceptible to pests and disease, and expanding deserts in southern Idaho;
- Reductions in crop yields due to increases in the number of hot days or reductions in streamflow that reduce water available irrigation; and
- Impacts to the health of vulnerable populations, including children, the elderly, sick, and poor populations.<sup>29</sup>

Hazard Ranking	Hazard Event
High	Severe Weather
High	Wildfire
High	Drought
Medium	Flooding
Low	Dam/Canal Failure
Low	Earthquake
Low	Landslide/Mudslide

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 6 – RANKING OF HAZARD EVENTS IN TWIN FALLS COUNTY FROM THE TWIN FALLS COUNTY MULTI-JURISDICTION ALL HAZARD MITIGATION PLAN**

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 Fifth National Climate Assessment (2023) notes that vulnerable populations, including low-

<sup>29</sup> United States Environmental Protection Agency. (2016). What Climate Change Means for Idaho. Retrieved from: <https://19january2017snapshot.epa.gov/sites/production/files/2016-09/documents/climate-change-id.pdf>

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.<sup>30</sup> American Community Survey 5-Year Estimates for 2019-2013 show that:

- An estimated 3,238 of the city's 20,239 households (16.0%) have incomes of less than \$25,000 per year, and
- An estimated 5,625 of the city's 52,046 residents (10.8%) were living below the poverty level in the past 12 months.

For these reasons, a significant share of the city's residents have reduced capacity to prepare for and cope with the impacts of climate change, and the City of Twin Falls will need to prioritize actions that support these populations in preparing for and coping with these impacts.

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<sup>30</sup>U.S. Global Change Research Program. (2018). Fourth National Climate Assessment. Retrieved from: <https://nca2018.globalchange.gov/>

# STRATEGIC PLAN

## SP-05 OVERVIEW

### Strategic Plan Overview

This strategic plan will guide the allocation of CDBG funding during the 2025-2029 planning period to address the City’s most critical needs. Goals for the 2025-2029 period focus on high priority needs identified through data analysis; community input; consultation with City staff, elected officials, and partner agencies; and a review of relevant recently completed plans and studies. The priority and goal sections of this strategic plan describe anticipated activities within each of several broader areas to which the City will allocate funding.

The City will rely on partnerships with local agencies and City departments to achieve its Consolidated Plan goals and address priority needs.

## SP-10 GEOGRAPHIC PRIORITIES – 91.215 (A)(1)

### Geographic Area

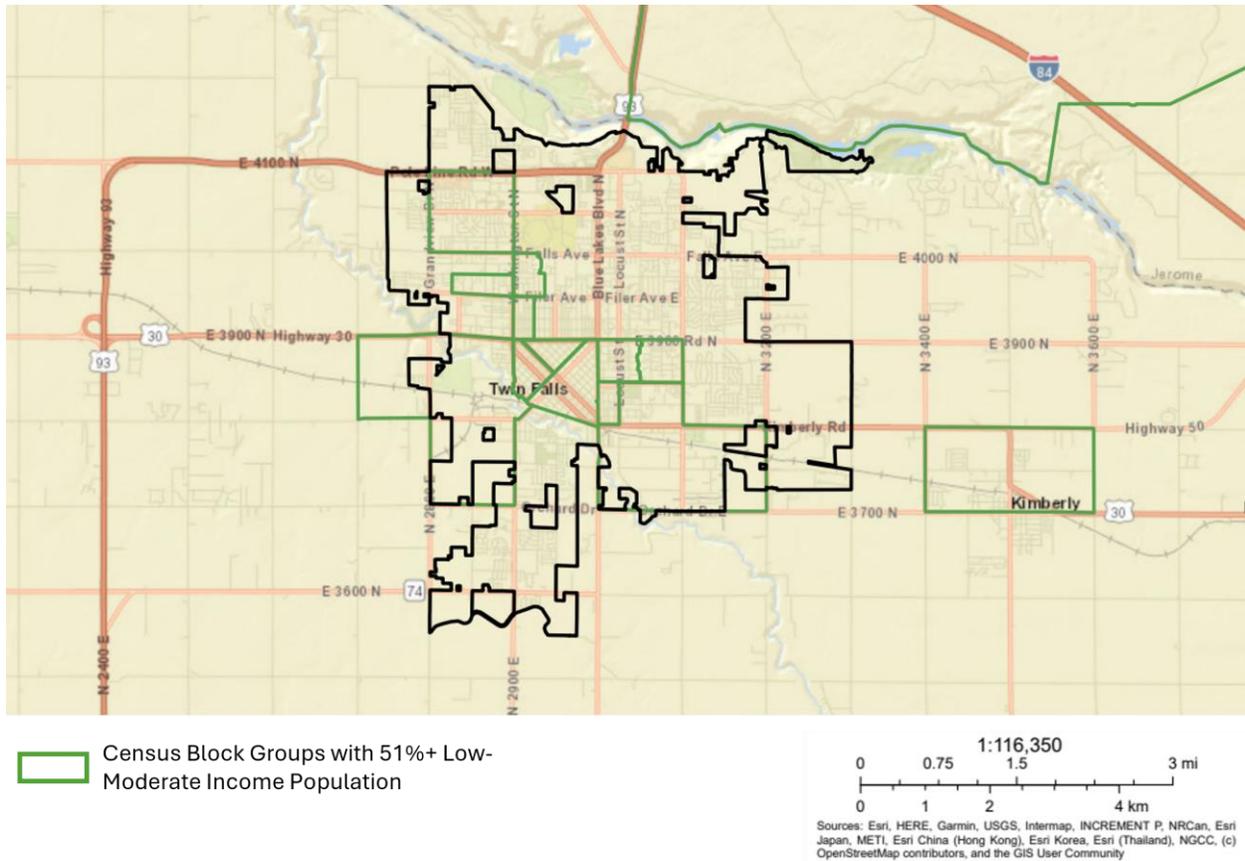
TABLE 21 – LOCAL TARGET AREAS

1	Area name	CDBG Benefit Area
	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.).

**FIGURE 7 AREAS WITH 51% OR MORE LOW- AND MODERATE-INCOME POPULATION**



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

### Priority Needs

During the development of the Consolidated Plan, the City identified two priority needs. Each of the needs is described below along with the basis for its priority and the populations to be served.

**TABLE 22 – PRIORITY NEEDS SUMMARY**

Priority need	Public Facility and Infrastructure Improvements
<b>1</b> <b>Priority level</b>	High
<b>Population(s) served</b>	Extremely low income Low income Moderate income Families with children Elderly People with disabilities Non-housing community development
<b>Geographic area(s) affected</b>	CDBG Benefit Area Citywide

	<b>Associated goal(s)</b>	Public Facilities and Infrastructure
	<b>Description</b>	<p>Activities that may be funded under this priority include:</p> <ul style="list-style-type: none"> <li>• Public infrastructure and facility improvements such as sidewalks, streets, trails, access to high-speed internet, streetlighting, ADA accessibility, senior or youth centers, park and playground upgrades, public safety facilities, and others.</li> <li>• 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.</li> </ul>
	<b>Basis for priority</b>	In the City’s 2024 Community Survey, the share of residents reporting an excellent or good ease of walking in the city was 44%, a decline from past years in the overall quality of parks and recreation opportunities (67% rating them good, compared to 73% in 2022). The City’s Comprehensive and Strategic Plans also noted infrastructure and facility improvements as goals.
2	<b>Priority need</b>	<b>Program Administration</b>
	<b>Priority level</b>	High
	<b>Population(s) served</b>	All
	<b>Geographic area(s) affected</b>	CDBG Benefit Area Citywide
	<b>Associated goal(s)</b>	Program Administration
	<b>Description</b>	Support general administration, planning, and staff costs for Twin Falls’ CDBG program.
	<b>Basis for priority</b>	Program administration costs associated with the planning and coordination of projects benefiting Twin Falls residents.

**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
<b>Tenant Based Rental Assistance (TBRA)</b>	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.
<b>TBRA for Non-Homeless Special Needs</b>	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.
<b>New Unit Production</b>	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.
<b>Rehabilitation</b>	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.
<b>Acquisition, including preservation</b>	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.

**SP-35 ANTICIPATED RESOURCES - 91.215(A)(4), 91.220(C) (1,2)**

**Introduction**

The City of Twin Falls qualifies for a formula grant under HUD’s CDBG program. The table below shows the City’s CDBG allocation for the 2025 program year (as announced by HUD), along with an estimate of anticipated grant funding for the remaining four years covered under this Consolidated Plan. This estimate assumes that funding over those four years will average to be about the same as the 2025 allocation.

**Anticipated Resources**

**TABLE 23 - 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	Admin and planning Public improvements	\$332,639	\$0	\$0	\$332,639	\$1,330,556	Funds will be used to carry out activities related to public infrastructure and facilities improvements, ADA accessibility, and administration and planning.

**Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied.**

Projects selected for CDBG funding by the City of Twin Falls are designed to complement broader city-led revitalization and capital improvement efforts. While CDBG does not require a local match, the City strategically aligns these funds with other public investments to maximize impact.

For example, the City’s downtown revitalization along Main Avenue included upgraded streetscapes, pedestrian amenities, and a new public commons—supported by the Urban Renewal Agency. CDBG funds have also been used to install ADA-compliant curb ramps and improve accessibility at public facilities, aligning with the City’s ADA Transition Plan. These coordinated efforts ensure that federal dollars enhance long-term community goals around equity, access, and livability.

**If appropriate, describe 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 24 - INSTITUTIONAL DELIVERY STRUCTURE**

Responsible Entity	Responsible Entity Type	Role	Geography Served
City of Twin Falls	Government	<ul style="list-style-type: none"> <li>• Planning</li> <li>• Neighborhood Improvements</li> <li>• Public Facilities</li> <li>• Public Services</li> <li>• Fair Housing</li> </ul>	Jurisdiction
Twin Falls Housing Authority	PHA	<ul style="list-style-type: none"> <li>• Public Housing</li> <li>• Rental</li> </ul>	Jurisdiction
Idaho Balance of State Continuum of Care	Continuum of Care	<ul style="list-style-type: none"> <li>• Homelessness</li> <li>• Public Services</li> </ul>	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. There is also a need for additional funding for providers of homelessness prevention services, such as rent, mortgage, utilities, and food assistance.

### Availability of Services Targeted to Homeless Persons and Persons with HIV and Mainstream Services

TABLE 25 - HOMELESS PREVENTION SERVICES SUMMARY

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
<b>Homelessness Prevention Services</b>			
Counseling/Advocacy	X	X	
Legal Assistance	X		
Mortgage Assistance	X	X	
Rental Assistance	X	X	
Utilities Assistance	X	X	
<b>Street Outreach Services</b>			
Law Enforcement	X		
Mobile Clinics	X		
Other Street Outreach Services	X	X	
<b>Supportive Services</b>			
Alcohol & Drug Abuse	X	X	
Child Care	X		
Education	X	X	
Employment & Employment Training	X	X	
Healthcare	X		

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
<b>Homelessness Prevention Services</b>			
HIV/AIDS	X		X
Life Skills	X	X	
Mental Health Counseling	X		
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:

- Following COVID-19 crisis, there has been a sharp increase in need for emergency rent, mortgage, and utility assistance to support individuals and families in maintaining housing stability.
- There have also been sharp increases in requests for food assistance.
- There is a need for outreach to people experiencing homelessness to engage them in accessing housing and supportive services.
- There is a need for more and different types of shelters, transitional programs, and case management.
- There is a need to facilitate access to mental health services as needed.
- Survey respondents rated homelessness prevention as the greatest homelessness need in the city, followed by supportive services/ case management and outreach to homeless persons.

**Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs.**

Over the next five years, the City of Twin Falls will work with City departments and local partners, such as the Twin Falls Housing Authority, homeless housing and service providers, nonprofit agencies, and other local and regional partners to leverage CDBG funding to address the identified gaps in service delivery. Each year, the City will consider projects that strengthen opportunities for collaboration among the City and its partners.

## SP-45 GOALS SUMMARY – 91.215(A)(4)

### Goals Summary Information

TABLE 26 – GOALS SUMMARY

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Areas	Needs Addressed	Funding	Goal Outcome Indicator
1	Public Facilities and Infrastructure	2025	2029	Non-Housing Community Development	Citywide CDBG Benefit Area	Infrastructure and Public Facility Improvements	CDBG: \$1,330,560	Public facility or infrastructure activity other than low/mod income housing benefit: 5,000 persons assisted
2	Program Administration	2025	2029	Other- Program Administration	Citywide CDBG Benefit Area	Program Administration Fair Housing	CDBG: \$332,635	Other

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

Over the course of the 2025-2029 Consolidated Plan period, the City of Twin Falls will focus its CDBG funds on public facility and infrastructure improvements. The City does not anticipate undertaking any housing activities during this Consolidated Plan period, but does partner with other organizations, such as the Twin Falls Housing Authority and the Community Council of Idaho, that operate housing in Twin Falls to address the affordability needs of extremely low-income, low-income, and moderate-income families.

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**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.”

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**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 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.

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## **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 2025-2029 Consolidated Plan is to expand the availability of homeless services and housing; activities funded under this priority may include outreach to unsheltered homeless persons.

### **Addressing the emergency and transitional housing needs of homeless persons.**

The City may fund facility improvements or services provided by emergency or transitional housing providers over the next five years under the priority of expanding the availability of homeless services and housing. Valley House Homeless Shelter and Voices Against Violence will continue to provide emergency and transitional housing for people experiencing homelessness.

### **Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again.**

The City of Twin Falls and the Idaho Balance of State Continuum of Care support a Housing First model that prioritizes permanent housing and offers case management and other support services. Over the next five years, the City will continue to support the Continuum of Care and homeless service providers that recognize the need to shift focus and resources to long-term, permanent housing in order to end homelessness. In particular, the Continuum of Care has prioritized transitional and permanent housing through organizations such as Valley House Homeless Shelter.

### **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.

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## **SP-65 LEAD BASED PAINT HAZARDS – 91.215(i)**

### **Actions to address LBP hazards and increase access to housing without LBP hazards.**

The City of Twin Falls will follow HUD’s Lead Safe Housing Rule requirements should it undertake any federally funded affordable housing development activities. The rule includes requirements for disclosure of lead-based paint hazards, risk assessment, evaluation, hazard reduction, interim controls, maintenance, and rehabilitation of properties.

### **How are the actions listed above related to the extent of lead poisoning and hazards?**

Following the Lead Safe Housing Rule requirements in federally funded housing activities reduces risk of lead poisoning and hazards. The Lead Safe Housing Rule is designed to reduce hazards relating to lead-based paint in housing, which include irreversible health effects, brain and nervous system damage, reduced intelligence, and learning disabilities. Children, pregnant women, and workers are most at risk of experiencing negative health effects resulting from exposure to lead-based paint hazards. More than 20 million homes built before 1978 contain lead-based paint hazards. For these reasons, it is vital that the City of Twin Falls reduce lead-based paint hazards in all federally funded housing activities.

### **How are the actions listed above integrated into housing policies and procedures?**

The City of Twin Falls will integrate Lead Safe Housing Rule requirements into housing policies and procedures by following HUD’s Lead Safe Housing Rule requirements in all of the City’s federally funded affordable housing development activities.

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## **SP-70 ANTI-POVERTY STRATEGY – 91.215(j)**

### **Jurisdiction Goals, Programs and Policies for Reducing the Number of Poverty-Level Families**

An estimated 12.5% of Twin Falls residents were living below the poverty level in the past 12 months, above the statewide poverty rate of 11.0%, according to American Community Survey 5-Year Estimates for 2019-2023. The city’s poverty rate has increased since the 2014-2018 ACS estimates, when it was estimated at 15.7%.<sup>31</sup>

The Region IV Development Association Comprehensive Economic Development Strategy (2021-2025) and the Twin Falls Comprehensive Plan “Grow With Us” (2016) detail goals related to reducing poverty, including:

#### **ECONOMIC AND WORKFORCE DEVELOPMENT**

- Goal 1: Promote Regional Economic Empowerment (EE)
  - Objective EE1: Enhance manufacturing and transportation.

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<sup>31</sup> American Community Survey 5-Year Estimates. (2019-2023 and 2014-2018). Poverty Status in the Past 12 Months. Table S1701. Retrieved from: data.census.gov

- Strategies: Identify and develop future transportation routes, including an additional Snake River Canyon crossing; collaborate with regional manufacturers on training and infrastructure needs; and form a Dairy Processing Consortium to direct research and workforce development.
  - Objective EE2: Nurture existing industries and assets.
    - Strategies: Support the tourism cluster, assist with funding for a potential convention center, facilitate downtown revitalization, and promote the expansion of critical infrastructure (water, wastewater, broadband, energy).
  - Objective EE3: Support small business and entrepreneurs.
    - Strategies: Provide synchronized training and mentoring opportunities, utilize various federal and state loan programs (SBA, EDA, USDA) for financing, and create a regional food processing research and workforce training center.
- Goal 2: Stimulate Regional Community Prosperity (RCP)
  - Objective RCP1: Expand and improve community infrastructure.
    - Strategies: Pursue funding for infrastructure projects (broadband, water, roads, parks), facilitate public transportation opportunities, and promote an assessment of water/wastewater capacities to accommodate industrial growth.
  - Objective RCP2: Provide resources for community members.
    - Strategies: Ensure access to healthcare for vulnerable populations, collaborate with communities to provide affordable housing and mental health services, and support the development of adequate, right-priced housing opportunities for all income levels.
  - Objective RCP3 & RCP4: Facilitate land use planning and innovative water policies.
    - Strategies: Promote the assessment and cleanup of Brownfield properties and encourage coordination between jurisdictions when updating comprehensive plans.
- Goal 3: Develop Systems to Support Workforce Attraction, Development, and Retention (WADR)
  - Objective WADR1: Ensure a skilled workforce for current and future labor demands.
    - Strategies: Expand food science and food processing research and training offerings; connect industry with on-demand educational opportunities, trainings, and certifications; and maintain diverse training opportunities for all levels of the workforce.

## 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 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.

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## **SP-80 MONITORING – 91.230**

**Describe the standards and procedures that the jurisdiction will use to monitor activities carried out in furtherance of the plan and will use to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements.**

Monitoring is an ongoing process that will assess the quality of Twin Falls' CDBG program operations and performance over time and help to prevent instances of fraud, waste, and abuse. Implementation of the City's monitoring process will not only ensure effective and efficient operations, but compliance with federal program standards and regulations. The City will rely on the following tools and guidance in executing its monitoring process:

- The CPD Monitoring Handbook – 6509.2, available at:  
<https://www.hud.gov/hudclips/handbooks/cpd-6509-2>
- CPD Notice 2023-08: Implementing Risk Analyses for Monitoring Community Planning and Development Grant Programs, available at:  
<https://www.hud.gov/sites/dfiles/OCHCO/documents/2023-08cpdn.pdf>

Monitoring involves a three-step process to ensure that all statutory and regulatory requirements are being met:

1. Upon selection of projects for funding and inclusion in the Annual Action Plan, Twin Falls staff will review the proposed projects for CDBG eligibility and to make sure they each meet a national objective. In documenting eligibility, staff will use the applicable review checklists found in Chapter of the CPD Monitoring Handbook (Exhibits 3-1 through 3-9).
2. No later than the ninth month of Twin Falls' CDBG program year (currently June) city staff will review each funded CDBG activity for compliance with program parameters. These reviews may be desk audits when requisite documentation is available but may also include site visits to validate the records on file. City staff will use applicable review checklists in the CPD Monitoring Handbook (generally Exhibit 3-10 through 3-22 and/or 26-2) to conduct these monitoring reviews.
3. Before any drawdown of CDBG funds in IDIS, Twin Falls' staff will conduct a financial review of the costs being paid to determine consistency with the City's financial policies and procedures.

As the City's capacity with regard to management of the CDBG program grows and the variety of and number of funded projects increases, staff may find it advantageous to conduct a ninth-month review of only a sample of funded projects. In such a case, the selection of a sample for monitoring must be based on a risk analysis similar to that described in CPD Notice 2023-08 whereby all projects are screened for their potential noncompliance risk and monitored accordingly. No less than one-third of Twin Falls' funded CDBG projects will be individually monitored in any program year.



# City of Twin Falls 2025 Annual Action Plan

**August 2025**

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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 2025 program year (as announced by HUD), along with an estimate of anticipated grant funding for the remaining four years covered under this Consolidated Plan. This estimate assumes that funding over those four years will average to be about the same as the 2025 allocation.

TABLE 27 - 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	Admin and planning Public improvements	\$332,639	\$0	\$0	\$332,639	\$1,330,556	Funds will be used to carry out activities related to public infrastructure and facilities improvements, ADA accessibility, and administration and planning.

**Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied.**

Projects selected for CDBG funding by the City of Twin Falls are designed to complement broader city-led revitalization and capital improvement efforts. While CDBG does not require a local match, the City strategically aligns these funds with other public investments to maximize impact.

For example, the City’s downtown revitalization along Main Avenue included upgraded streetscapes, pedestrian amenities, and a new public commons—supported by the Urban Renewal Agency. CDBG funds have also been used to install ADA-compliant curb ramps and improve accessibility at public facilities, aligning with the City’s ADA Transition Plan. These coordinated efforts ensure that federal dollars enhance long-term community goals around equity, access, and livability.

**If appropriate, describe 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.

# ANNUAL GOALS AND OBJECTIVES

## AP-20 ANNUAL GOALS AND OBJECTIVES

### Goals Summary Information

TABLE 28 – GOALS SUMMARY

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Areas	Needs Addressed	Funding	Goal Outcome Indicator
1	Public Facilities and Infrastructure	2025	2026	Non-Housing Community Development	Citywide CDBG Benefit Area	Infrastructure and Public Facility Improvements	CDBG: \$266,112	Public facility or infrastructure activity other than low/mod income housing benefit: 1,000 persons assisted
2	Program Administration	2025	2026	Other- Program Administration	Citywide CDBG Benefit Area	Program Administration Fair Housing	CDBG: \$66,527	Other

# PROJECTS

## AP-35 PROJECTS – 91.220(D)

### Introduction

The projects listed below represent the activities Twin Falls plans to undertake during the 2025 program year to address the goal of promoting a suitable living environment.

### Projects

TABLE 29 – PROJECT LIST

#	Project Name
1	Sidewalks and ADA Ramps
2	City Park Improvements
3	Program Administration

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

The projects listed above reflect input from residents regarding the need for public facility and infrastructure improvements, as well as the city’s capacity for administering CDBG activities given its limited grant funding. This project list complements ongoing revitalization efforts and plans and ensures adequate administrative capacity for each identified project. The City of Twin Falls does not anticipate obstacles to successfully completing the above-listed projects.

## AP-38 PROJECT SUMMARY

### Project Summary Information

TABLE 30 – PROJECT INFORMATION

1	Project Name	City Park Improvements
	Target Area	CDBG Benefit Area
	Goals Supported	Public Facilities and Infrastructure
	Needs Addressed	Infrastructure and Public Facility Improvements
	Funding	CDBG: \$131,112
	Description	Enhancements to City Park, possibly including but not limited to improvements to public restrooms, playground, pathways and accessibility, and other park components.
	Target Date	09/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	Public facility or infrastructure activity other than low/mod income housing benefit – approximately 500 people
	Location Description	City Park, 400 Shoshone St E, Twin Falls
	Planned Activities	Enhancements to City Park.
2	Project Name	Sidewalks and ADA Ramps
	Target Area	CDBG Benefit Area
	Goals Supported	Public Facilities and Infrastructure
	Needs Addressed	Infrastructure and Public Facility Improvements

<b>Funding</b>	CDBG: \$135,000
<b>Description</b>	Sidewalk and ADA ramp construction in LMI neighborhoods/census tracts.
<b>Target Date</b>	09/30/2026
<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Public facility or infrastructure activity other than low/mod income housing benefit – approximately 500 people
<b>Location Description</b>	Locations within the CDBG Benefit Area to be determined during the program year.
<b>Planned Activities</b>	Sidewalk and ADA ramp construction in LMI neighborhoods/census tracts.
<b>3 Project Name</b>	Program Administration
<b>Target Area</b>	CDBG Benefit Area Citywide
<b>Goals Supported</b>	Program Administration
<b>Needs Addressed</b>	Program Administration Fair Housing
<b>Funding</b>	CDBG: \$66,527
<b>Description</b>	Administration of CDBG program.
<b>Target Date</b>	09/30/2026
<b>Estimate the number and type of families that will benefit from the proposed activities</b>	N/A
<b>Location Description</b>	City of Twin Falls, 203 Main Avenue East, Twin Falls
<b>Planned Activities</b>	Program administration costs associated with the coordination and delivery of the CDBG program

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## AP-50 GEOGRAPHIC DISTRIBUTION – 91.220(F)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed.

The City anticipates using approximately 80% of its grant funds in census tracts with a concentration (51%) of households with low or moderate incomes (under 80% AMI). The remaining 20% will be used to cover program administration.

### Geographic Distribution

TABLE 31 – GEOGRAPHIC DISTRIBUTION

Target Area	Percentage of Funds
Citywide	20%
CDBG Benefit Area	80%

### Rationale for the Priorities for Allocating Investments Geographically

During PY 2025, the City of Twin Falls proposes to target its CDBG resources for use in making physical improvements in low- and moderate-income census tracts. Activities within LMI tracts will include improvements to Twin Falls City Park and sidewalk and ADA accessibility improvements. These activities reflect the need for public improvements, along with the City’s capacity for administering CDBG projects.

# AFFORDABLE HOUSING

## AP-55 AFFORDABLE HOUSING – 91.220(G)

### Introduction

Over the 2025 program year, the City of Twin Falls will concentrate use of its CDBG funds on public facility and infrastructure improvements. The City does not anticipate undertaking any housing activities during the 2025 program year.

**TABLE 32 - ONE YEAR GOALS FOR AFFORDABLE HOUSING BY SUPPORT REQUIREMENT**

One Year Goals for the Number of Households Supported	
Homeless	0
Non-Homeless	0
Special Needs	0
<b>Total</b>	<b>0</b>

**TABLE 33 - ONE YEAR GOALS FOR AFFORDABLE HOUSING BY SUPPORT TYPE**

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
Production of New Units	0
Rehab of Existing Units	0
Acquisition of Existing Units	0
<b>Total</b>	<b>0</b>

Although the City of Twin Falls prioritizes its CDBG funding for public infrastructure and facilities projects, affordable housing needs are addressed by partner organizations and agencies. For example, the Twin Falls Housing Authority operates several public housing developments, including Washington Court, a 56-unit family development, and Pioneer Square, Sunny View Courts, Terry Courts, and Duvall and Elizabeth Courts, senior properties that collectively provide 140 units.

An innovative project by the Community Council of Idaho has revitalized El Milagro, a former farmworker labor camp, into a new affordable housing community with 95 multi-family housing units, greenspace, a community services facility, a new Head Start center, and a museum dedicated to the American Migrant Farmworker experience, all located on Washington Street in Twin Falls.

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## **AP-60 PUBLIC HOUSING – 91.220(H)**

### **Introduction**

Low-income residents in Twin Falls receive publicly supported housing assistance from the Twin Falls Housing Authority (TFHA), which manages a total of 196 Public Housing units, according to HUD’s A Picture of Subsidized Housing 2024 data. Public housing units have a utilization rate of 99%.

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

During the 2024 program year, the Twin Falls Housing Authority will continue its ongoing projects, which include replacing water and sewer lines and replacing sidewalks.

### **Actions to encourage public housing residents to become more involved in management and participate in homeownership.**

While the TFHA does not provide direct programming to assist residents with homeownership, the TFHA advertises the USDA Self-Help Housing program offered by the South-Central Community Action Partnership. The Self-Help Housing program assists small groups of 4-10 residents to build their own homes. The program allows its participants to acquire homes with no down payment, subsidized interest (e.g. 1%) and 100% financing throughout the building and buying process. TFHA staff also sit down with residents who are having difficulty managing resources (e.g. paying rent) to provide one-on-one assistance with budgeting. TFHA staff continue to seek out community partnerships that will expand their residents’ access to homeownership resources.

### **If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance.**

Not applicable – the Twin Falls Housing Authority is not designated as “troubled.”

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## **AP-65 HOMELESS AND OTHER SPECIAL NEEDS ACTIVITIES – 91.220(I)**

### **Introduction**

The city of Twin Falls is a partner in the Idaho Balance of State Continuum of Care, a network of service providers covering Idaho outside of the city of Boise and Ada County. The Continuum of Care brings together housing and service providers to meet the needs of individuals and families experiencing homelessness. The City of Twin Falls will continue to partner with the Continuum of Care and local homelessness service providers to achieve the City’s homelessness goals.

### **Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including:**

**Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs.**

Over the next year, members of the Idaho Balance of State Continuum of Care and other homeless housing and service providers in Twin Falls will continue reaching out to homeless persons, including unsheltered persons, through street outreach and emergency shelter services. South Central Community Action Partnership, Valley House Homeless Shelter, and other local organizations will continue to provide outreach to people experiencing homelessness with the goal of getting individuals and families into permanent housing. Outreach has included initial assessment, emergency financial assistance, food, clothing, and hygiene.

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

During the 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

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## **AP-75 BARRIERS TO AFFORDABLE HOUSING – 91.220(j)**

### **Introduction**

During interviews with local stakeholders, several affordable housing issues emerged, including a spatial mismatch between affordable housing and jobs or amenities, a limited supply of starter housing at costs below \$200,000 and limited supplies of housing for seniors and people with disabilities. A review of the current zoning codes does not immediately indicate zoning barriers to affordable housing. However, the city has acknowledged in its upcoming Uniform Development Code re-write that the special use permitting process has proven to slow down or hinder both commercial and residential development. Some residential housing types, such as rooming houses, are prohibited in single-family districts and allowed only by special use permit in multifamily and mixed-use districts. The proposed Uniform Development Code re-write increases the variety of housing permitted either by right or administratively through a conditional use permit, an administrative process designed to ensure code compliance and remove the public hearing process.

A second policy issue which was addressed in the city's Comprehensive Plan was a need for more infill policies to encourage the redevelopment of vacant structures in downtown, and other areas. While the infill focus area is downtown Twin Falls, efforts to increase affordable housing supply through infill may model after infill processes occurring downtown. The current zoning code does not address infill outside of the Zoning Development Agreement, which is a special zoning tool designed to place unique conditions on parcel or projects outside of the underlying zoning. Special effort to regulate and incentivize infill may help increase affordable housing supply.

**Actions 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.

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## **AP-85 OTHER ACTIONS – 91.220(k)**

### **Introduction**

This section details the City of Twin Falls' plans to ensure safe and affordable housing for its residents, meet underserved needs, reduce poverty, develop institutional structure, and enhance coordination between public and private sector housing and community development agencies.

## **Actions Planned to Address Obstacles to Meeting Underserved Needs**

Residents and stakeholders who participated in this planning process noted affordable housing as the greatest underserved need in the city. The four most commonly identified barriers to fair housing noted by survey respondents include “not enough affordable housing for families,” “not enough affordable housing for individuals,” “not enough affordable housing for seniors,” and “displacement of residents due to rising housing costs.” Obstacles to meeting underserved housing needs include:

- High costs of new development and associated need for subsidies for development of new affordable housing, and
- Loss of existing affordable housing due to factors such as increasing rents and housing values and aging housing stock in need of rehabilitation.

In addition to needs related to housing affordability, residents and stakeholders emphasized a need for additional facilities and services focused on meeting the needs of people experiencing homelessness and low-income residents. Survey respondents rated community centers and homeless centers as the top public facility needs, and health and mental health services as the top public service needs. Stakeholders interviewed during this planning process also emphasized a need for an increased focus on transitioning people experiencing homelessness into permanent housing and a need for additional resources to support services such as food pantries.

To develop additional resources to meet affordable housing and homelessness needs, the City of Twin Falls will fund a variety of projects to support underserved needs such as affordable housing, homelessness, public facilities and infrastructure, and public services.

## **Actions Planned to Foster and Maintain Affordable Housing**

To maintain and expand the current affordable housing stock, the City of Twin Falls will work to identify and develop partnerships with nonprofit housing organizations and private agencies with the goal of increasing the supply of affordable housing. These may include LIHTC or other developers considering housing projects in the city. The City will also look at using funding or grants that can be leveraged to bring new dollars for affordable housing or homelessness into the community.

In addition to specific programs designed to foster and maintain affordable housing, the City will review its zoning ordinance for prospective barriers to affordable housing development and make amendments as needed, including possible changes that would decrease costs or risk for multifamily and other affordable housing developments, and identifying zones where multifamily and other affordable housing types, such as accessory dwelling units or smaller homes, may be built as-of-right.

The City is also developing an Analysis of Impediments to Fair Housing Choice to examine barriers to fair housing and access to opportunity in Twin Falls. As a result of this study, the City will undertake additional approaches to fostering fair and affordable housing.

## **Actions Planned to Reduce Lead-Based Paint Hazards**

An important initiative emanating from HUD in the last decade is the reduction of lead-based paint hazards, and many jurisdictions around the country have focused on reaching this goal. The federal Residential Lead-Based Paint Hazard Reduction Act of 1992 (Title X of the Housing and Community Development Act of 1992) amends the Lead-Based Paint Poisoning Prevention Act of 1971, which is the law covering lead-based paint in federally funded housing. These laws and subsequent regulations issued by the U.S. Department of Housing and Urban Development (24 CFR part 35) protect young children from lead-based paint hazards in housing that is financially assisted or being sold by the federal government.

Should the City of Twin Falls undertake any property rehabilitation projects, the City will assess whether lead-based paint might be present and, if so, follow the guidelines set forth in the Residential Lead-Based Paint Hazard Reduction Act of 1992. The City of Twin Falls is committed to testing and abating lead in all pre-1978 housing units assisted with federal grant funds in any of the housing programs it implements.

### **Actions Planned to Reduce the Number of Poverty-Level Families**

The City of Twin Falls' anti-poverty strategy focuses on helping all low-income households improve their economic status and remain above the poverty level. Current programs to reduce poverty through access to education and jobs are provided by the College of Southern Idaho, Southern Idaho Economic Development, and nonprofit organizations in the city. Emergency assistance is also provided by several nonprofit organizations in the city.

### **Actions Planned to Develop Institutional Structure**

The unmet needs of rental housing affordable to low-income residents and social services for individuals and families experiencing or at risk of homelessness present an opportunity for the City to connect with organizations, affordable housing developers, and agencies working to address these needs in Twin Falls. The City will also continue to work within existing partnerships and coalitions, such as the Continuum of Care, to work toward meeting local housing and service needs. The City of Twin Falls will continue to work closely with state and local agencies and governments, nonprofit organizations, and other service providers to coordinate delivery of services to city residents. The City Manager Department will continue to consult with various housing, homelessness, social service, elderly and disability resource agencies to gather data and identify service gaps.

### **Actions Planned to Enhance Coordination between Public and Private Housing and Social Service Agencies**

The City of Twin Falls will continue to be an active participant in the Idaho Balance of State Continuum of Care. The Continuum of Care brings together nonprofit, government, and business leaders to provide a shared approach to goals of ending homelessness. Membership includes emergency, transitional, and permanent housing providers; nonprofit social service organizations; and government agencies.

# 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. Due to the nature of the public infrastructure projects the City has typically funded, no program income has been generated.

### Community Development Block Grant Program (CDBG) (Reference 24 CFR 91.220(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
<b>Total Program Income</b>	<b>\$0</b>

### 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: 2025, 2026, 2027	70%