



City of Twin Falls 2021 Annual Action Plan

DRAFT

June 2021

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

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2021 YEAR TWO ACTION PLAN

For October 1, 2021 to September 30, 2022

TWIN FALLS, IDAHO

City of Twin Falls
City Manager Department

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June 2021

Prepared for the City of Twin Falls by
Mosaic Community Planning, LLC



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TABLE OF CONTENTS

Executive Summary	1
AP-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)	1
PR-05 Lead & Responsible Agencies – 91.200(b).....	4
AP-10 Consultation – 91.100, 91.200(b), 91.215(l).....	5
AP-12 Participation – 91.105, 91.200(c)	9
Expected Resources	11
AP-15 Expected Resources – 91.220(c) (1,2)	11
Annual Goals and Objectives	13
AP-20 Annual Goals and Objectives.....	13
Projects	15
AP-35 Projects – 91.220(d).....	15
AP-38 Project Summary	16
AP-50 Geographic Distribution – 91.220(f).....	19
Affordable Housing	20
AP-55 Affordable Housing – 91.220(g).....	20
AP-60 Public Housing – 91.220(h).....	21
AP-65 Homeless and Other Special Needs Activities – 91.220(i).....	21
AP-75 Barriers to Affordable Housing – 91.220(j).....	23
AP-85 Other Actions – 91.220(k).....	23
Program Specific Requirements	26
AP-90 Program Specific Requirements – 91.220(l) (1,2,4).....	26

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EXECUTIVE SUMMARY

AP-05 EXECUTIVE SUMMARY - 24 CFR 91.200(C), 91.220(B)

1. Introduction

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

The City of Twin Falls' 2020-2024 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. This Year Two Annual Action Plan outlines how the City will spend its grant funds during the 2021 program year to implement the Consolidated Plan's priorities and goals. Twin Falls' 2021 program year begins on October 1, 2021 and extends through September 30, 2022.

2. Summarize the Objectives and Outcomes Identified in the Plan

The Consolidated Plan's priority needs were developed based on input from public meetings and a survey, consultation with housing and community development stakeholders, and analysis of the city's top housing, homeless, special needs populations, and non-housing community development needs.

HOUSING AFFORDABILITY AND CONDITION

- Support the development of affordable rental and owned housing, including projects located near employment and transportation.
- Expand the useful life of existing affordable housing through rehabilitation, repair, or weatherization programs.
- Provide homeownership opportunities for households through down payment or closing cost assistance.
- Provide short-term emergency rental or utility assistance to renter households, including those impacted by the COVID-19 pandemic and/or at risk of homelessness.

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.

COVID-19 RESPONSE

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

FAIR HOUSING

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

PROGRAM ADMINISTRATION

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

3. Evaluation of Past Performance

This is the second year the City of Twin Falls will receive CDBG funds as an entitlement grantee. Each year, the City will report on its progress in meeting five-year and annual goals by preparing a Consolidated Annual Performance and Evaluation Report (CAPER). Twin Falls will submit its first CAPER within 90 days of the end of its first program year and post the CAPER for public review on the City's website. The City's first program year will end on September 30, 2021 and Twin Falls will submit its Year One CAPER by December 29, 2021.

4. Summary of Citizen Participation Process and Consultation Process

In developing its 2020-2024 Five-Year Consolidated Plan, the City conducted significant consultation with residents, City staff, government agencies, non-profit organizations, housing and homeless service providers, fair housing representatives, and others. The City hosted four community meetings and two focus groups and interviewed key stakeholders to identify housing and community development needs. About 45 people participated in a meeting or interview. The City also conducted a survey open to the general public that had 300 responses. Input received through the meetings, focus groups, interviews, and survey is summarized in the Citizen Participation and Needs Assessment sections of that plan and was used to determine priority needs and Year One and Year Two projects.

This draft Year Two Annual Action Plan will be available for public review and comment for 30 days beginning Monday, June 21 through Wednesday, July 21, 2021. The City will hold a public hearing to receive comments on Monday, July 26, 2021 at 6 PM.

5. Summary of Public Comments

A summary of comments received during the 30-day public comment period and public hearing will be added here prior to submission of the final Year Two Annual Action Plan to HUD.

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

A summary of any comments not accepted during the 30-day public comment period or public hearing will be added here prior to submission of the final Year Two Annual Action Plan to HUD.

7. Summary

During the 2021 program year, the City of Twin Falls will use CDBG funds to address priorities identified in its 2020-2024 Five-Year Consolidated Plan. Specifically, Twin Falls will fund housing rehabilitation, sidewalk and ADA ramp improvements, public services, and program administration.

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PR-05 LEAD & RESPONSIBLE AGENCIES – 91.200(B)

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

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

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 2020-2024 Five-Year Consolidated Plan was the first Consolidated Plan prepared by the City for its CDBG program and covers the period from October 1, 2020 through September 30, 2024. The Plan identifies priority community development and housing needs and a strategy to address them. This Year Two Annual Action Plan discusses specific projects to be funded during the 2021 program year, which begins October 1, 2021 and ends September 30, 2022.

Consolidated Plan Public Contact Information

City Manager Department
City of Twin Falls
203 Main Avenue East
Twin Falls, ID 83301
Phone: 208-735-7287

AP-10 CONSULTATION – 91.100, 91.200(B), 91.215(L)

1. Introduction

The City of Twin Falls conducts a variety of public outreach to garner input from city staff, government agencies, nonprofit agencies, affordable housing developers, local service providers, and Twin Falls residents in planning its CDBG program.

In developing the 2020-2024 Consolidated Plan under which this Annual Action Plan falls, the City held four virtual community input sessions; a meeting with the City's Diversity and Inclusion Committee; a focus group for residents with disabilities; interviews with 28 stakeholders working in housing, community and economic development, and homelessness; and a community survey, to which 300 residents and stakeholders responded.

The City of Twin Fall will hold a 30-day public comment period and a public hearing to receive input from residents and stakeholders on this draft Year Two Annual Action 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 developing this Annual Action Plan, the City of Twin Falls strove to engage with housing providers and health, mental health, and other service agencies. During the public comment period, stakeholders will be invited to review and provide input on the draft plan and to provide comments at a public hearing. These stakeholders will include city elected officials and staff, housing authority staff, housing developers, nonprofit organizations, homeless housing and service providers, mental health service providers, agencies serving people with disabilities, senior services, and others. This Annual Action Plan and the associated Consolidated Plan are designed to promote enhanced coordination amongst local housing and service organizations over the next four years.

As the City continues to implement 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. In making 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 activities 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.

In developing its 2020-2024 Five-Year Consolidated Plan, the City engaged with several organizations that serve residents who are homeless or at risk of homelessness to better understand the needs of the clients they serve. In particular, the planning team conducted stakeholder interviews with South Central Community Action Partnership, Valley House Homeless Shelter, Voices Against Violence, and Safe House.

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

The City of Twin Falls participates in the Idaho Balance of State Continuum of Care led by the Idaho Housing Finance Association. As such, the City has an opportunity to provide input regarding the use of CoC ESG funds, performance standards and outcome evaluation, and HMIS administration. As of the 2019 program year, CoC funding for new projects is limited to permanent housing and supportive services.

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

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

Agencies, groups, and organization that participated in the planning process for Twin Falls' 2021 Annual Action Plan are shown in the table on the following page.

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

Efforts were made to consult as broad a group of community stakeholders as possible. 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	•	•	•

This table to be completed following close of the public comment period and prior to submission of the final Year Two Annual Action Plan to HUD.

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

TABLE 3 – OTHER LOCAL / REGIONAL / FEDERAL PLANNING EFFORTS

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care Point-in-Time Count (2019)	Idaho Balance of State Continuum of Care	The Point-in-Time Count identifies the number of homeless individuals in the Balance of State Continuum of Care to understand levels of need for homeless housing and services, which is discussed in the Needs Assessment and Strategic Plan of the 2020-2024 Five-Year Consolidated 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 of the 2020-2024 Five-Year Consolidated 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 the 2020-2024 Five-Year 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 the 2020-2024 Five-Year 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 of the 2020-2024 Five-Year Consolidated Plan.

AP-12 PARTICIPATION – 91.105, 91.200(C)

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 will hold a 30-day public comment period to receive comments on the draft 2021 Annual Action Plan from Monday, June 21 to Wednesday, July 21, 2021. During this time, copies of the draft report will be available for public inspection, and residents and other stakeholders can provide written comments to the City Manager Department. Following the public comment period, the City will hold a public hearing in front of City Council on Monday, July 26, 2021 at 6 PM.

This Annual Action Plan builds on the 2020-2024 Five-Year Consolidated Plan, during the development of which residents could participate in one of four virtual public meetings and/or take a community-wide survey. During that process, about 46 people participated in a meeting, focus group or interview, and 300 completed the survey.

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Citizen Participation Outreach

TABLE 4 – CITIZEN PARTICIPATION OUTREACH

Sort Order	Mode of Outreach	Target of Outreach	Summary of attendance	Summary of comments received
1	Newspaper ad	<ul style="list-style-type: none"> Residents, including minority residents, people with limited English proficiency, people with disabilities, and assisted housing residents; Housing and service providers; Community development practitioners 	N/A	N/A
2	City webpage and social media	<ul style="list-style-type: none"> Residents, including minority residents, people with limited English proficiency, people with disabilities, and assisted housing residents; Housing and service providers; Community development practitioners 	N/A	N/A
3	Public comment period	<ul style="list-style-type: none"> Residents, including minority residents, people with limited English proficiency, people with disabilities, and assisted housing residents; Housing and service providers; Community development practitioners 	TBD	To be completed following the public comment period.
4	Public hearing	<ul style="list-style-type: none"> Residents, including minority residents, people with limited English proficiency, people with disabilities, and assisted housing residents; Housing and service providers; Community development practitioners 	TBD	To be completed following the public hearing.

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 2021 program year (as announced by HUD), along with an estimate of anticipated grant funding for the remaining three years covered under this Consolidated Plan. This estimate assumes that funding over those three years will average to be about the same as the City’s 2020 CDBG allocation of \$340,897.

Anticipated Resources

TABLE 5 - EXPECTED RESOURCES – PRIORITY TABLE

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	Federal	Acquisition Admin and planning Economic development Housing Public improvements Public services	\$361,790	\$0	\$0	\$361,790	\$1,022,691	Funds will be used to carry out activities related to acquisition, administration and planning, housing, economic development, public improvements, and public services.

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

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

If appropriate, describe publicly owned land or property located within the jurisdiction that may be used to address the needs identified in the plan.

CDBG funds may be used to develop and/or improve public facilities or infrastructure for the benefit of low- and moderate-income residents using existing publicly owned land. If CDBG funds are used to acquire private land for public purpose, the City will follow CDBG acquisition requirements and procedures.

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ANNUAL GOALS AND OBJECTIVES

AP-20 ANNUAL GOALS AND OBJECTIVES

Goals Summary Information

TABLE 6 – GOALS SUMMARY

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Areas	Needs Addressed	Funding	Goal Outcome Indicator
1	Housing Rehabilitation	2021	2025	Affordable Housing	CDBG Benefit Area	Housing Affordability and Condition	CDBG: \$106,004	Homeowner housing rehabilitated: 10 units
2	Public Facilities and Infrastructure	2021	2025	Non-Housing Community Development	CDBG Benefit Area	Infrastructure and Public Facility Improvements	CDBG: \$129,160	Public facility or infrastructure activity other than low/mod income housing benefit: 1,000 persons assisted
3	Public Services	2021	2025	Non-Housing Community Development	Citywide	Public Services Fair Housing	CDBG: \$54,268	Public service activity other than low/mod income housing benefit: 100 persons assisted
4	Program Administration	2021	2025	Other- Program Administration	CDBG Benefit Area Citywide	Program Administration Fair Housing	CDBG: \$72,358	Other: Not applicable

Goal Descriptions

TABLE 7 – GOAL DESCRIPTIONS

Goal Name	Description
Housing Rehabilitation	Expand the useful life of existing affordable housing through rehabilitation, repair, or weatherization programs.
Housing Rehabilitation	Public infrastructure and facility improvements such as sidewalks, streets, trails, high-speed internet access, streetlighting, ADA accessibility, community centers, public safety facilities, and others. Assistance for community service organizations to improve their physical structures.
Public Facilities and Infrastructure	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, job training/job search assistance, fair housing activities, case management/wrap around services for people who are homeless, and others.
Public Services	Support general administration, planning, and staff costs for Twin Falls' CDBG program.

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PROJECTS

AP-35 PROJECTS – 91.220(D)

Introduction

The projects listed below represent the activities Twin Falls plans to undertake during the 2021 program year to address the goals of providing decent affordable housing, promoting a suitable living environment, and encouraging economic opportunity.

Projects

TABLE 8 - PROJECT INFORMATION

#	Project Name
1	Housing Rehabilitation
2	Sidewalks and ADA Ramps
3	Public Services
4	Program Administration

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

The projects listed above were selected based on input received from the community, including residents and representatives from nonprofit agencies, housing providers, homeless housing and service providers, community service organizations, and others, during the development of Twin Falls’ 2020-2024 Consolidated Plan. Data regarding housing needs, homeless needs, needs of non-homeless special populations, and non-housing community development needs also informed allocation priorities. Finally, this project list was developed to complement ongoing revitalization efforts and plans, and to ensure that adequate administrative capacity is available for each identified project. The City of Twin Falls does not anticipate obstacles to successfully completing the above-listed projects.

AP-38 PROJECT SUMMARY

Project Summary Information

1	Project Name	Housing Rehabilitation (CDBG)
	Target Area	CDBG Benefit Area
	Goals Supported	Housing Rehabilitation
	Needs Addressed	Housing Affordability and Condition
	Funding	CDBG: \$106,004
	Description	Homeowner and rental housing rehabilitation
	Target Date	09/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	Homeowner housing rehabilitated – estimated goal of 10 units
	Location Description	Various locations within the CDBG Benefit Area to be determined during the program year
	Planned Activities	Rehabilitation of rental and homeowner units (e.g., repairs for roofs, water/sewer issues, electrical, plumbing or HVAC, lead paint mitigation)
2	Project Name	Sidewalks and ADA Ramps (CDBG)
	Target Area	CDBG Benefit Area
	Goals Supported	Public Facilities and Infrastructure
	Needs Addressed	Infrastructure and Public Facility Improvements

Funding	CDBG: \$129,160
Description	Sidewalk and ADA ramp construction in LMI neighborhoods/census tracts
Target Date	09/30/2022
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
Location Description	Locations within the CDBG Benefit Area to be determined during the program year
Planned Activities	Sidewalk and ADA ramp construction in LMI neighborhoods/census tracts
3 Project Name	Public Services (CDBG)
Target Area	Citywide
Goals Supported	Public Services
Needs Addressed	Public Services Fair Housing
Funding	CDBG: \$54,268
Description	Community services to be determined during the program year, possibly to include youth-focused activities, children's services/childcare, senior activities, transportation assistance, services for people who are homeless, or other critical services for vulnerable/low- and moderate-income groups
Target Date	09/30/2022
Estimate the number and type of families that will benefit from the proposed activities	Approximately 100 individuals served through public service activity other than low/mod income housing benefit
Location Description	Citywide, with specific locations to be determined during the program year
Planned Activities	Community services to be determined during the program year

4	Project Name	Program Administration (CDBG)
	Target Area	CDBG Benefit Area Citywide
	Goals Supported	Program Administration
	Needs Addressed	Program Administration Fair Housing
	Funding	CDBG: \$72,358
	Description	Administration of CDBG program
	Target Date	09/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	City of Twin Falls, 203 Main Avenue East, Twin Falls
	Planned Activities	Program administration costs associated with the coordination and delivery of the CDBG program

AP-50 GEOGRAPHIC DISTRIBUTION – 91.220(F)

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

The City anticipates using approximately 65% of its grant funds in census tracts with a concentration (51%) of households with low or moderate incomes (under 80% AMI). The remaining 35% will be used to provide public services to income-eligible recipients living throughout the city and for program administration.

Geographic Distribution

TABLE 9 - GEOGRAPHIC DISTRIBUTION

Target Area	Percentage of Funds
Citywide	35%
CDBG Benefit Area	65%

Rationale for the Priorities for Allocating Investments Geographically

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

AFFORDABLE HOUSING

AP-55 AFFORDABLE HOUSING – 91.220(G)

Introduction

Over the 2021 program year, the City of Twin Falls will provide affordable housing assistance through the rehabilitation of affordable units, including home repairs for low- and moderate-income homeowners. The City estimates that it will assist about 10 non-homeless households through the repair of existing units.

TABLE 10 - ONE YEAR GOALS FOR AFFORDABLE HOUSING BY SUPPORT REQUIREMENT

One Year Goals for the Number of Households Supported	
Homeless	0
Non-Homeless	10
Special Needs	0
Total	10

TABLE 11 - 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	10
Acquisition of Existing Units	0
Total	10

Discussion

In addition to its PY 2021 funding, the City will also use its CDBG-CV funding toward a homelessness prevention and rapid rehousing program to assist households impacted by the COVID-19 pandemic remain housed. While this program was funded during PY 2020, the City will continue to use this funding into the 2021 program year.

AP-60 PUBLIC HOUSING – 91.220(H)

Introduction

The Twin Falls Housing Authority operates public housing developments, including Washington Court, a 56-unit family development, and Pioneer Square, Sunny View Courts, Terry Courts, and Duvall and Elizabeth Courts, senior properties that collectively provide 140 units.

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

During the 2021 program year, the Twin Falls Housing Authority will complete renovations at its Pioneer Square site, including new roofs installation, window replacement, and new washer and dryer connections. The TFHA will also continue its ongoing projects, which include replacing water and sewer lines and replacing sidewalk.

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

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

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

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

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

Introduction

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

Describe the jurisdiction's 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 2021 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 funds to assist families or individuals who are homeless transition to independent living and/or prevent them from becoming homeless again.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.

Over the next year, housing and service providers in Twin Falls will continue to work together to prevent homelessness in populations who are vulnerable to or at risk of homelessness. South Central Community Action Partnership will continue to assist individuals in obtaining identification documents for employment or school; provides funding for gas vouchers, minor car repairs, and clothing or tools needed for employment; and provides first month's rent to help working families transition to permanent housing.

AP-75 BARRIERS TO AFFORDABLE HOUSING – 91.220(J)

Introduction

In the 2020-2024 Five-Year Consolidated Plan, 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.

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 the Consolidated Plan 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.

In 2021, the City of Twin Falls will fund a housing rehabilitation program designed to extend the useful life of affordable housing for low- and moderate-income homeowners. The City will also dedicated 15% of its CDBG funds to public services, which may include activities designed to assist people experiencing homelessness, food insecure households, and residents with health and mental health service needs.

Actions Planned to Foster and Maintain Affordable Housing

To maintain and expand the current affordable housing stock, the City of Twin Falls will use CDBG funding to support a Housing Rehabilitation Program during its 2021 program year. The program will be designed to assist low- and moderate-income homeowners make needed repairs and improvements to their homes. Additionally, the City will continue to 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.

Along with specific programs designed to foster and maintain affordable housing, the City will continue the process of updating its Uniform Development Code during the 2021 program year. Anticipated edits include removal of the special use permitting process which should improve the developmental review process for some housing types serving persons with disabilities and the elderly. The code re-writing process also provides an opportunity for the city to address and incentivize infill residential development to increase housing affordability.

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.

As part of its Housing Rehabilitation Program, 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. During the 2021 program year, the City of Twin Falls will dedicated 15% of its CDBG funding to public services, which may include activities designed to assist poverty-level families.

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 and Planning and Zoning 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.

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

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

Other CDBG Requirements

1. The amount of urgent need activities	\$0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall benefit – A consecutive period of one, two, or three years may be used to determine that a minimum of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan: 2020, 2021, 2022	70%