



ANNUAL REPORT 2021

Intermountain Fair Housing Council

Annual Report 2021
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Land Acknowledgement

IFHC acknowledges that we all occupy the unceded land of Shoshone-Bannock, Shoshone-Paiute, Coeur d'Alene, Kootenai, Nimiipuu/Nez Perce. We own our place in the story of colonization and occupation to undo its legacy to this day. Showing respect and acknowledging our past and the present is a step toward correcting the stories and practices that erase Indigenous people's history and culture and toward inviting and honoring the truth.

To learn more:

[Indigenous Land Acknowledgement Explained](#)

[Shoshone-Bannock Fort Hall](#)

[Whose Land am I on?](#)

Mission

The Intermountain Fair Housing Council (IFHC) is a nonprofit organization whose mission is to ensure open and inclusive housing for all persons without regard to race, color, sex, religion, national origin, familial status, sexual orientation, gender identity, a source of income, or disability. The IFHC attempts to eradicate discrimination through, education on the fair housing laws, housing information and referral, housing counseling, and assistance with mediating and or filing fair housing complaints, among other things. The IFHC also provides education and outreach on fair housing laws and practices to housing providers and others.



“I am so grateful that your team helped my family stop the discrimination and harassment. We would not have had housing without you.” – MH

FROM THE EXECUTIVE DIRECTOR

Dear Friends,

Our celebration of the fair housing is an act of revolutionary love. In a nation where some are working to extinguish our freedom; to love who we love, access to medical care, transportation, education and necessary services, to have diversity and be inclusive, to have homes and homeownership for all. America's history of racism is still being reinforced through redlining, institutionalization, income inequality, segregation, and discrimination. Despite the Fair Housing Act and other civil rights laws, the gap in homeownership, income, health, education



between whites and of Black Americans, people of color, people with disabilities, women/LGBT+, is at the same level as it was in the 1950s. We must enforce the Fair Housing Act and other civil rights laws to keep our promise of freedom and justice for ALL.

Over the past year IFHC has helped thousands of Idahoans stay housed. To access housing and avoid eviction, addressing fair housing violations, and connecting housing providers and tenants to rental assistance and housing vouchers so that everyone stays healthy and housed during the pandemic, educated over 200,000 Idahoans about best fair housing practices and their rights, and connected families to over \$50,000 in rental assistance relief when families were not served by or faced discriminatory barriers to rental assistance throughout Idaho.

We have provided thousands of hours of legal services to clients of our sister organizations throughout Idaho to prevent evictions, address discrimination, educate and assist their staff, their interns, and attorneys, and educate and assist housing provider attorneys, real estate professionals, government personnel and leaders address fair housing concerns, accept rental assistance and vouchers, and engage in best practices. Each year, we have about 20,000 housing conversations and have over 2000 housing calls. We investigate negotiate and or mediate over 900 discrimination cases, defend, and prevent hundreds of evictions, and file about 12-15 fair housing complaints with HUD and about 2-5 in federal court.

We have worked with our state leaders, county clerks, civil rights groups, College of Idaho, University of Idaho, Boise State, Boise Regional Realtors, and our real estate groups across the State to open doors to allow homeowners to address discriminatory language in deeds and CCRs and address discrimination toward homeowners. We have helped housing transactors make sure their housing is designed accessibly. We met with community members to address hate and harassment across Idaho and advocated for the passage of nondiscrimination laws on the basis of sexual orientation and gender identity across the state.

Because of economic pressures and lack of affordable, accessible housing, we are seeing more unlawful evictions, mass displacement, and discrimination in housing in Idaho. Fair housing is one of the most effective and inexpensive tools in keeping people housed and healthy. Remember our civil rights ancestors are the reason that we can love who we love and could access safe access to health care, education, income, housing, home ownership and transportation. Continue your acts of revolutionary love by celebrating, making sure everyone has access to housing, homeownership, resources for our health, wealth and thriving for now and generations to come. Acts of love—volunteer, donate, collaborate, serve, vote, help community members buy homes. To learn more about IFHC and how you can help, please, visit www.ifhcidaho.org!

Thank you for partnering in fair housing,

Zoe Ann Olson



"Thank you for your help! I am forever grateful that my housing provider allowed me to pay rent using the emergency rental assistance and decided to take my housing voucher." - LP

PROGRAMS

Federal Grants Help Address Discrimination & Provide Education - IFHC administered the following federal grant in 2021 - HUD (Housing and Urban Development) Private Enforcement Initiative (PEI), Eviction Prevention Program, and an ARP Enforcement Grant: These grants allowed IFHC to provide education, outreach, enforce alleged violations of the Fair Housing Act (FHA) and prevent evictions.

HUD Education and Outreach Initiative (EOI), Idaho State Department of Health and Welfare COVID 19 and Idaho Housing and Finance Association Emergency Rental Assister Grants. These grants allow IFHC to provide education and outreach to the community regarding the Fair Housing Act (FHA) and connect people to health, housing and emergency rental, utility, security deposit and late fee assistance all over the state. While working remotely, IFHC educated housing consumers, housing providers, government personnel and community members about equal housing opportunity and FHA best practices through webinars, social media, and multi-media projects to reach a vast geographical area of Idaho and diverse communities.

IFHC administered the following private grants in 2021 - the Idaho Law Foundation Bank of America settlement fund for expanded services to our clientele and implementing innovative programs. IFHC received a grant from the State Independent Living Council (SILC) to support our Fair Housing Ambassadors to better reach Idahoans with disabilities. Grants from the Boise Regional Realtors, Wells Fargo, Pride Foundation, PhRAMA ASA Grant helped IFHC provide fair housing outreach and education to vulnerable Idahoans facing housing discrimination and to educate community members about their fair housing rights.

Donations Generously Help End Discrimination - We have received \$7,174.65 in donations and from our community partners \$61,833.60 of in-kind donations to our various programs as well as monetary contributions, donations, and conciliation and settlement awards. We fundraise to expand services and fund research and policy development for housing priorities.

PROGRAM IMPACTS

PEI Policy Change, Education and Outreach

- Provided 5 collaborative activities on fair housing issues involving various jurisdictions
- Provided 5 peer review teams of fair housing issues
- Identified and documented 4 fair housing barriers to local and state officials on hate, harassment and hate crimes related to housing issues
- Provided 9 fair housing outreach and education activities reaching 271 Idahoans including community members, housing providers, government personnel, advocacy groups
- Updated social media and website Reaching over 3,595 Idahoans
- Provided housing counseling to 50 immigrants and from those filed 3 HUD complaints
- Provided fair housing counseling to 186 households
- Provided AFFH information to 142 landlords
- Provided 1 Design and Construction Training on Visitability, Universal Design, and Fair Housing Complaint Land Use Policies
- IFHC distributed all HUD/DOJ approved Fair Housing materials (print/electronic media) in English, Spanish, Arabic, Swahili, Somali, and French (others as needed):

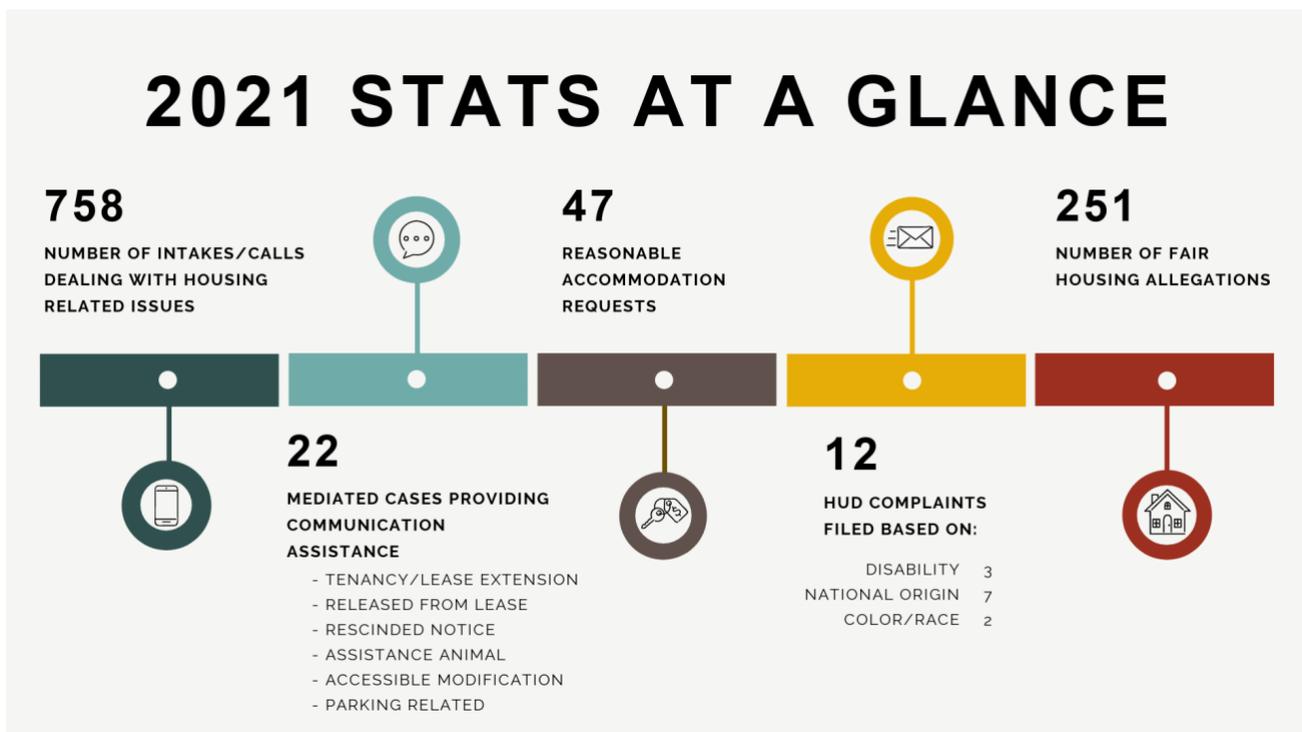


Figure 1 - IFHC's HUD Grant covers over 52 goals for 2021

Language Access

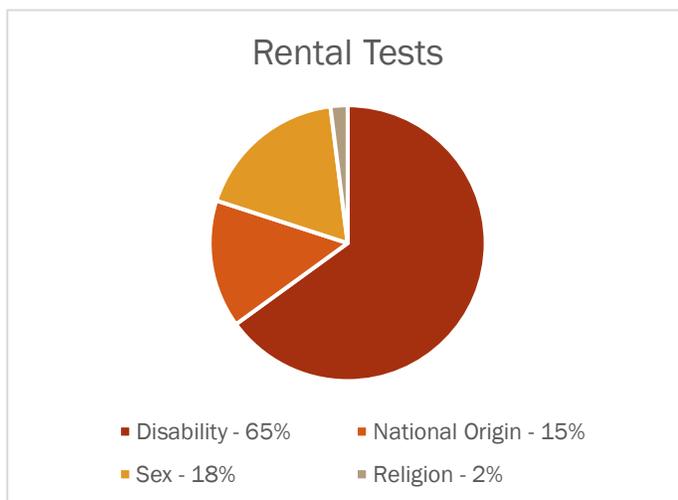
[Language Access Guide Webpage](#) - Intermountain Fair Housing Council has created a one-stop resource, a Language Access Guide tab with a drop-down menu for those wanting to learn more about how to bring their operation into compliance and improve access for those persons who are limited English proficient. The Guide has information for the Civil Rights Act's Title VI (federally assisted housing providers) and Title VIII (the "Fair Housing Act" covering both assisted and non-assisted housing providers).

Testing Program

When appropriate, IFHC tests for housing discrimination. We investigate allegations from people who believe they have been denied housing or treated unequally because of race, color, national origin, religion, sex (sexual orientation/gender identity), disability, or familial status.

Testing provides independent evidence to support civil rights claim against the housing provider. It is also the best way to confirm whether a housing provider may be violating the Fair Housing Act. Federal courts have consistently supported fair housing testing.

A Special thank you to all the folks that help IFHC collect the evidence needed to corroborate a client's allegations of the discrimination.



GRANT HIGHLIGHTS

Bank of America

- Provided outreach and education via brochures, flyers, media/social media including ads in English and Spanish to over 16,914 people statewide.
- Conducted a training at 3 events reaching 165 people.
- Conducted Fair Housing events for vulnerable populations including LEP (Limited English Proficient) households in Swahili reaching 144 people.
- Investigated 53 cases including discriminatory lending & housing, repairs, reasonable accommodation, damage claims, evictions prevention & housing quality issues



Our staff appreciated your best practice assistance—we revised our policies and have opened doors to so many wonderful new people.” - ML

Education and Outreach Initiative

- Provided 3 interpreted events, reaching 202 people
- Conducted 6 Fair Housing workshops, reaching 552 people
- Conducted 3 educational events for housing providers, reaching 119 people
- Created Spanish language outreach materials for social media, radio and newspapers reaching our Latinx community
- Conducted 2 fair housing educational events, celebrating the Fair Housing Act’s anniversary and IFHC’s 27th anniversary, reaching 206 people
- Held 18 Thrive in Place team meetings held with 227 community stakeholders to discuss and brainstorm solutions to ensure all community members can thrive in place.
- Reached an average of 3,000 views a month on the IFHC website
- Reaching 86,034 community members via social media and YouTube/web training and education
- Releasing 6 new podcast episodes this year!
- Releasing 6 Fair Housing videos this year!



**"Thank you for the opportunity to speak!!
What an incredible event!" – JF**

IFHC gave training to several advocacy groups, teaching how to prepare for housing searches and for being tenants, covering FH basics, Race/National Origin and Disability, how to recognize discrimination, basics of Design and Construction, discussions on land use rights and redlining, and FH basics for real estate brokers. IFHC gave training in both English and Spanish discussing the environmental injustice and racism on farmworkers. IFHC will discussed the Fair Housing issues and along with Idaho Organization of Resource Councils (IORC). IORC will presented a new farmworker campaign, pesticide research, protection from heat, smoke, pesticides, and the importance of food accessibility and distribution of culturally appropriate food and local food sources.

EOI will release two new guides to assist housing consumers and providers: A Guide to Navigating Evictions Under the Fair Housing Act and a guide on Design and Construction for Fair Housing. These guides will be released in both English and Spanish with plans to translate to other languages and will be a part of our newly developed Digital Resource Toolkit where all Outreach and Education materials and community resources can be accessed in one place.

**HOUSING IS HEALTHCARE
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IFHC CASE HIGHLIGHTS

Gill v. Hansen

Familial status (families with children under the age of 18 years old) case involving refusal to rent, difference in treatment, retaliation, steering, discriminatory statements, and eviction toward a pregnant mother and her family. The case was filed with HUD and settled for \$17,000 in damages and the respondent was required to attend fair housing training and change its policies in compliance with the Fair Housing Act.

IFHC v. Palouse Rentals

IFHC filed a HUD complaint against Palouse Rentals for discrimination based on disability involving assistance animals. IFHC obtained \$14,500 in damages, change its assistance animal policies/practices, refund pet deposits and pet rent for assistance/service animals, maintain a log of reasonable accommodation requests for service and assistance animals, participate in fair housing training, share fair housing information with tenants via a flyer and post fair housing information in their offices, website, common areas and ads.

IFHC v. Johnson Property Management, Petscreening, Inc.

IFHC filed a HUD complaint against Johnson Property Management (JPM) and Petscreening, Inc. for discrimination based on disability involving assistance animals. IFHC obtained \$9,000 for its damages. JPM was required to change its assistance animal policies/practices, maintain a log of reasonable accommodation requests for service and assistance animals, participate in fair housing training, share fair housing information with tenants via a flyer and post fair housing information in their offices, website, common areas and ads.

Tonks v. Draper Oaks

IFHC filed a HUD complaint on behalf of Tonks against Draper Oaks in Rexburg Inc. for discrimination based on disability. Draper Oaks paid \$9,650 in damages. Draper Oaks was required to change its policies and practices in compliance with the Fair Housing Act and required to attend training.

Other fair housing cases - involving national origin and disability—relief obtained damages totaling over \$76,000, changes in practices and policy to be fair housing compliant, attend fair housing training, retrofits, and monitoring.

EDUCATION AND OUTREACH CELEBRATIONS



27 Years of Fair Housing in Idaho



Above: Idaho Women Lawyers Award Recipients and Board, IFHC Executive Director Zoe Ann Olson was honored to receive the 2022 Bertha Stull Green Award.



Left: IFHC Team Brittany O'Meara, Linda Bosio, Ana Chavez, Sarah Jareczek, Zoe Olson, Nichole Solberg celebrating Pride 2022 with The Alliance and Boise Drag Queens at The Balcony!

Sign up for the IFHC Newsletter to hear about events, projects, and new resources. If you would like to be added to our newsletter, [click here](#).

Check out our podcast and social media!



THANK YOU TO OUR GRANTORS, DONORS, & SUPPORTERS!

Many thanks to our grantors for partnering in fair housing

Department of Housing and Urban
Development

Idaho Law Foundation

State Independent Living Council

Boise Regional Realtors

The Pride Foundation

Wells Fargo

PhRMA ASA Grant for SAS Idaho

Idaho Department of Health and Welfare

Idaho Housing and Finance Association

Many thanks to our sponsors, partners, & donors

erstad Architects

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Thank You to All, our In-Kind and Training/Project Partners

University of Idaho, College of Idaho, Boise State University, LEAP, Consortium for Idahoans with Disabilities, Idaho Immigrant Resource Alliance, NAACP, Idaho Coalition Against Sexual and Domestic Violence, Idaho Legal Aid, Jesse Tree, CID, SILC, LINC, DRI, Treasure Valley NAACP!

