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IFHC

# Annual Report

**2020**

Intermountain Fair Housing Council, Inc.  
Annual Report 2020  
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## LAND ACKNOWLEDGEMENT

We want to acknowledge 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](#)

[Return of the Boise Valley People; 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.



**“Thank you to IFHC—you literally saved my life and brought me hope!” MO**

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## FROM THE EXECUTIVE DIRECTOR



Dear Friends,

In 2020, we, as a community, finally realized the importance of housing as healthcare, that the pandemic of COVID 19 was a symptom of the pandemic of systemic racism and discrimination in our country and the world, and that we have an abundance of resources and love that if transformed could overcome these barriers to justice. The need for our assistance doubled since the start of the pandemic.

We have been working hard to help fight discrimination, address environmental and land use discrimination, prevent evictions and foreclosure, connect Idahoans to rental

assistance when there are barriers, and navigate the CDC (Center for Disease Control) Eviction Moratorium so they remained housed. We provided fair housing education via Zoom and social media for folks so that they know their fair housing rights and responsibilities and what they can do to protect themselves and their homes, be fair housing providers and create beloved community.

Thank you all for joining us on this journey towards a more just world. We seek to create a beloved community, one that invites us all to reevaluate our relationships to each other, and the world around us. It will take people in all relations and experiences of housing working together. We are working to build a world with housing justice for all!

Beloved Community: Intermountain Fair Housing Council's goal is to create beloved community and to communicate the needs of community members in the most significant times. To quote Dr. King, "A Beloved Community is one in which people of different backgrounds recognize that we are all interconnected and that our individual well-being is inextricably linked to

the well-being of others.” Creating Beloved Community provides just access to resources for all people in all neighborhoods all over Idaho.

**Empowered Tenant/Community Members:** Sharing skills and knowledge of tenant/community members’ rights, community organizing, horizontal empowerment and facilitation sews the seeds of powerful communities not bound to organizational or funding systems. These groups can accommodate the needs of their members and communities in their structure, focus and efforts.

**Fair Housing Provider: Affirmatively Furthering Fair Housing** is the spirit of the law. That spirit is what it takes to be a true fair housing provider. Some examples include: provide written leases, take vouchers/emergency rental assistance, attend fair housing trainings, take assistance animals without additional charges or deposits, provide interpreters for anyone seeking housing, design affordable, accessible housing of all kinds and most abundantly housing for Idahoans living under 60% of AMI (Area Median Income), allow/create tiny homes, cooperatives, land trusts, fund the Idaho Housing Trust Fund, eliminate racist/discriminatory language in deeds and CC&Rs. Create generational wealth so we all thrive.

Please visit [www.ifhcidaho.org](http://www.ifhcidaho.org) and learn more about IFHC and how you can help!

Thank you!

Zoe Ann Olson

## The History of Fair Housing

The colonization of North America and the genocide of Indigenous People were the original Fair Housing violations in the U.S.

# PROGRAMS

Federal Grants Help Address Discrimination & Provide Education - IFHC administered the following federal grant in 2020 - HUD (Housing and Urban Development) Private Enforcement Initiative (PEI): This grant allowed IFHC to provide education, outreach, investigate and enforce alleged violations of the Fair Housing Act (FHA). We educated housing consumers and housing providers about equal housing opportunity and how providers can comply with the FHA. We used social media to reach the vast geographical area of Idaho.

HUD Education and Outreach Initiative (EOI) and (EOI COVID 19): These grants allow IFHC to provide education and outreach to the community regarding the Fair Housing Act (FHA). 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 2020 - a Bank of America Settlement Grant (BofA): A grant from the Idaho Law Foundation via its 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) supporting our Fair Housing Ambassadors program to reach Idahoans with disabilities with fair Housing training and services. Grants from the Social Justice Fund, Boise Regional Realtors, Wells Fargo, Pride Foundation, PhRMA 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.



**“Exceptional speaker!  
Thank you for the information as this will help us connect  
our veterans to accessible, affordable housing.” SD**

Donations Generously Help End Discrimination - We have received \$7,071.21 in donations and from our community partners \$82,853.00 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.

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.

You can find [the Language Access Guide here on our website](#). 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).

## 2020 STATS AT A GLANCE

**851**

NUMBER OF INTAKES/CALLS DEALING WITH HOUSING RELATED ISSUES



**65**

REASONABLE ACCOMMODATION REQUESTS



**266**

NUMBER OF FAIR HOUSING ALLEGATIONS\*\*



\*In situations where negotiation with the housing provider did not move to HUD or Federal court

\*\*Where the allegation met the four jurisdictional elements of a fair housing case.

Numbers from PEI grant only



# PROGRAM IMPACTS



## HUD GRANT MAJOR ACCOMPLISHMENTS

Conducted **851** Intake Interviews to screen for FH issues & jurisdiction.

Assisted **266** individuals with fair housing allegations & counsel on fair housing matters.

Conducted **153** targeted follow up investigation of fair housing allegations

Filed **14** housing discrimination complaints with HUD.

For this grant we were able to get in-kind for the amount of **\$82,853**. Thank you to our supporting partners!

Assisted **18** clients with Reasonable Accommodation Requests or Modifications.

Internally mediated **28** jurisdictional complaints.

Assisted **10** people with disabilities with self-advocacy for fair housing rights.

Conducted **78** paired phone rental and sales tests through PEI grant.

### PEI Policy Change, Education and Outreach

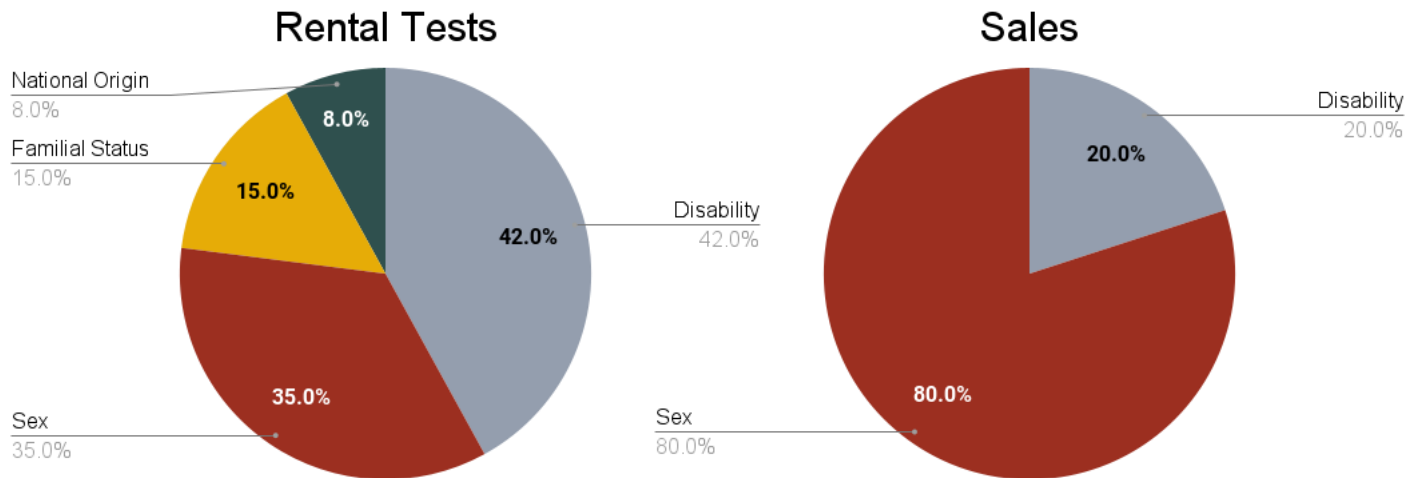
- Provided 5 collaborative activities on fair housing issues involving various jurisdictions
- Provided 5 peer review teams of fair housing issues
- Identified and documented 4 of 4 fair housing barriers to Fair Housing
- Provided 9 fair housing outreach and education activities reaching 571+ Idahoans including community members, housing providers, government personnel, advocacy groups
- Updated social media and website Reaching over 3,000 Idahoans
- Provided housing counseling to 89 immigrants and from those mediated 5 complaints
- Provided fair housing counseling to 165 households
- Provided AFFH information to 75 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):
  - 2055 English, 209 Spanish, 36 Arabic, 366 Swahili, 36 Somali, 36 Russian

# TESTING PROGRAM

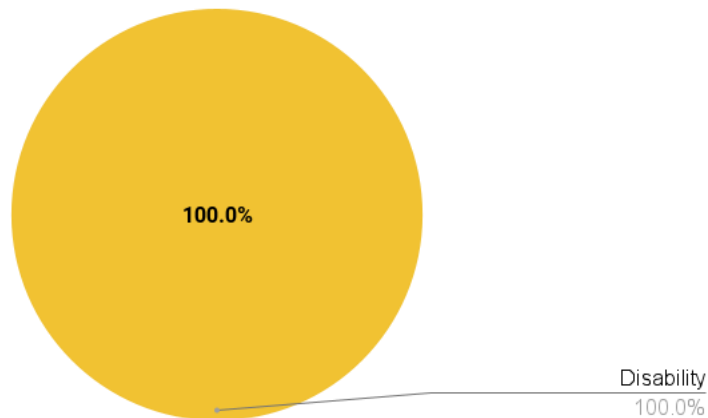
When appropriate, IFHC tests for housing discrimination. We investigate allegations from people who believe they have been denied housing or treated unequally because of race, color, national origin, religion, sex (sexual orientation/gender identity), disability, or familial status.

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 discrimination.



## Design and Construction Accessibility Site Tests



# 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
- Education and Outreach Initiative
- Conducted a podcast featuring stories from the community imagining what is just “Around the Bend”, highlighting our themes: Beloved Community, Community Empowerment, and Providing Fair Housing
- Provided 2 interpreted events, reaching 160 people
- Conducted 9 Fair Housing workshops, reaching 249 people
- Conducted 3 events for youth and or seniors, reaching 82 people
- Created social media posts and PSAs in Spanish reaching our Latinx community
- Conducted 5 fair housing educational events, celebrating the Fair Housing Act’s anniversary and IFHC’s 27th anniversary, reaching 401 people
- Held 16 Thrive in Place team meetings held with 100 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 70,961 community members via social media and YouTube/web training and education



**“I didn’t realize that my family had been discriminated against in our housing until the training today—then I realized we had a fair housing issue.” LM**

# EDUCATION AND OUTREACH INITIATIVE

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. One particular training examined navigating one's housing search with a criminal history and discussed the disparate impacts of criminal history policies and the criminal system in the US. The training also covered Disability; RARs and the process/rules around Support Animals.

## Grant Highlights

- Conducted 12 podcasts featuring stories from the community imagining what is just “Around the Bend”, highlighting our themes: Beloved Community, Community Empowerment, and Providing Fair Housing
- Provided 4 interpreted events, reaching 240 people
- Conducted 6 Fair Housing workshops, reaching 214 people
- Conducted 4 outreach activities for youth and or seniors, reaching 1,000 people
- Created social media posts and PSAs in Spanish reaching our Latinx community
- Conducted 5 fair housing educational events, celebrating the Fair Housing Act's anniversary and IFHC's 27th anniversary, reaching 500 people
- Held Thrive in Place meetings with 200 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 over 189,000 community members via social media and YouTube/web training and education
- Referred 176 people through activities under EOI grant who allege housing discrimination to enforcement team for further investigation

## Event Highlights

### Design and Construction training

Training covered the 7 requirements for design and construction under the federal fair housing act, reasonable accommodations, common design and construction violations and ways to avoid them and discussed ways to build using Visitability/Universal Design. The session hosted builders, architects, city/state officials in building/permitting department, advocates, disability groups, property management companies and the public.

### Systemic Racism in Land Use

McKay Cunningham, Professor University of Idaho College of Law, Latonia Haney Keith, Vice President of High Impact Practices, College of Idaho, along with IFHC attorney Ken Nagy and Executive Director Zoe Ann Olson, gave training on Systemic Racism and Land Use. Training covered a history of redlining charting the overt racism and lending policies of the Home Loan

Corporation in 1933 up through the Fair Housing Act in 1968 and a discussion of the pervasive effect these policies engendered. The training provided a series of redlining maps to illustrate the concept, the history, and a range of secondary negative effects on the national level today. These maps demonstrate the connections between redlining and wealth accumulation, environmental justice, and access to healthcare, food, education opportunities, etc. IFHC discussed the private sector history of racist land use policies and how at the same time, the Federal Housing Administration was developing racist lending/underwriting policies, government required and incentivized private land use policies requiring owners to create restrictive deeds and covenants that further reinforced systemic racism in land use. IFHC outlined the scope of the protections provided under the FHA by identifying practices that have a detrimental impact on people of color under the FHA along with particular cases to illustrate these ideas.

## COVID 19 Townhall

This year IFHC held 7 townhall events each week covering a different topic that intersects with Fair Housing and the COVID-19 pandemic. These meetings featured key stakeholders in our community, who together with IFHC are working toward housing justice for all. The conversations are framed through Fair Housing and included community participation through attending the series, asking questions, and taking some time to look at the resources and materials that we share. IFHC hosted 184 participants for 7 events in the series in total and the community feedback and response was incredibly positive, showing that these meetings were valuable to our work in keeping our community housed. As such, we plan to continue this series in the upcoming year so that we can continue these vital conversations.

The resources that were shared during the COVID19 Townhalls are compiled on an event page for and serve as a place where the ideas, sources, and information can be viewed together and revisited beyond the short hours the event took place. In working together in community and providing these resources, we know there are fair housing solutions to build beloved communities and to address barriers to Fair Housing Justice.

**Covid-19 Townhall:**  
**A Community Discussion on Fair Housing Solutions to Housing Barriers**  
**Thursdays, starting July 29th**

July 29th:	Overview of the Emergency Rental Assistance Programs in Idaho
August 12th:	Emergency Rental Assistance for Ada County Residents
August 26th:	Housing Affordability and the state of Fair Housing in Idaho
September 9th:	Residential Care and Disability Justice
September 23rd:	Housing as Healthcare
September 30th:	Navigating Eviction
October 14th:	Innovative Housing Solutions



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@IFHCIDAHO

### *Summary of COVID19 Townhall:*

July 29th: “How do I apply for rental assistance and what do I do if I’m not eligible?”

Jody Erikson and Monica Fabbi from Intermountain Fair Housing Council discuss Fair Housing Solutions to Rental Assistance Barriers and what renters should know if they face eviction.

August 12th: “How do I apply for rental assistance and what do I do if I’m not eligible?”

Deanna Watson from Boise City Ada County Housing Authority covered program eligibility, type and amount of assistance available, and how to access the program for Ada County residents. Jody Erickson with IFHC joined Deanna in conversation with Fair Housing Solutions to Rental Assistance Barriers and what renters should know if they face eviction.

August 26th: “What does the future hold for affordable housing in Idaho?”

Ali Rabe from Jesse Tree and Kendra Knighton and Angelica Moran from Idaho Voices for Children discussing the state of Fair Housing and Housing affordability in Idaho and funding the housing trust fund.

September 9th: “What can we do to safely house our elderly community

members and people with disabilities, many of whom are living at the intersection of both a housing crisis and a pandemic?”

Amanda Scott of Aging Idaho, Courtney Holthus of Disability Rights Idaho and Jenna Furman of Idaho Legal Aid Services discussed Residential Care and Disability Justice and the disproportionate impacts COVID-19 has placed on the disability community.

September 23rd: “How does housing play a role in an individual's health? And what does it mean when we say ‘Housing as Healthcare’?”

Christa Rowland and Nora Carpenter of United Way of Treasure Valley discussed how the financial stability of an individual, influences his/her ability to access food, housing, education, and health care and is a significant Social Influencer of Health.

September 30: “What should I do if I am facing eviction?”

Martin Hendrickson from Idaho Legal Aid Services along with IFHC Staff Attorney Brian Stephens and IFHC Attorney Ken Nagy for a discussion on evictions. Speakers covered what you need to know if facing eviction, what housing providers need to consider before evicting tenants, as well as sharing resources to help navigate the eviction process.

October 14: “What are possible solutions to Idaho’s housing crisis?”

Innovative Housing Solutions with Bart Cochran of LEAP and Lori Dicaire from IFHC in the face of a national housing crisis, and ongoing pandemic, we conclude our Townhall series by looking for the light at the end of the tunnel for a discussion about possible solutions.

### **Other IFHC Training Highlights**

Resident Rights in Congregate Care – Fair Housing for people living in extended care facilities and their advocates.

Inland Fair Housing Training – IFHC joined Northwest Fair Housing Alliance for their 2021 inland virtual conference covering Fair Housing basics

Ombudsman Training – Executive director, Zoe Ann Olson gave two-part training to state ombudsman with Idaho Commission on Aging  
 Idaho Caregiver Alliance – IFHC joined ICA to give Fair Housing and Reasonable Accommodation training for organizations that serve people with disabilities  
 Boise Regional Realtors Systemic Discrimination Training – IFHC is working with Boise Regional Realtors to remove discriminatory languages in CC&Rs and part of that work IFHC gave training on systemic racism and land use for housing providers

## Education Reach

A multimedia approach to sharing Fair Housing news and information helped to get our message throughout the state of Idaho. To increase our impact on communities who are LEP and Deaf or hearing impaired, IFHC translated 120 hours of materials and trainings. In addition, EOI team increased staff knowledge on accessible content for web and print materials through training in these areas. EOI has largely focused on accessibility for both people with disabilities and LEP community members to increase access for the people we serve.

## Virtual Tour of Fair Housing History

Our website now has a virtual history of fair housing for people to view, along with an audio version to listen to while viewing. This project is two-fold in that IFHC wanted to bring our timeline display into the virtual world so that people can still experience the history of our work but also, the audio version can be listened to while experiencing the display in person. The audio addition of the timeline makes the content more accessible and interactive for people to enjoy. The timeline is interactive, linking information to historic locations in our exhibit, and other materials IFHC published such as our podcast and guides.

## Around the Bend

IFHC released a podcast this year, in collaboration with local community members discussing various Fair Housing issues and the history of Fair Housing. The first episode features Mel Fillmore, an urban mixed Hunkpapa, Lakota of the Standing Rock Sioux Tribe of North and South Dakota. As a seeker of Beloved Community, their work seeks an iterative examination of settler colonialism, violence against marginalized communities, and data. They envision a future of policy research created within communities, guided by practices rooted in BIPOC intersectional ancestral wisdom and lived experiences. They are currently a PhD Student of Public Policy and Administration and User Experience Design at Boise State. EOI is released 12 episodes this year, covering topics such as: navigating evictions and housing affordability, discrimination in continuing care facilities, Short-term rentals, The Dillon Rule, and more.



## PSAs

This year, IFHC created PSAs in multiple formats on various platforms to increase our reach and to target different demographics. PSAs were published in both English and Spanish, and on the radio, in newspapers, and on social media. Through the multiple modes of sharing information, IFHC reached 794,700 individuals on the radio, in the newspaper, and on social media, throughout the state of Idaho.

### Social Media

IFHC has a comprehensive social media plan that has effectively reached over 189,000 impressions throughout the year. In addition to reaching community members through social media outlets, IFHC has developed plans to increase engagement and to increase followers. Social media continues to be a place where IFHC connects with the community on Fair Housing news and information and is a hub for FH education and support for the community. In all, IFHC posted to social media a total of 1,334 times via Facebook, Twitter, and Instagram reaching over 189,000 impressions.

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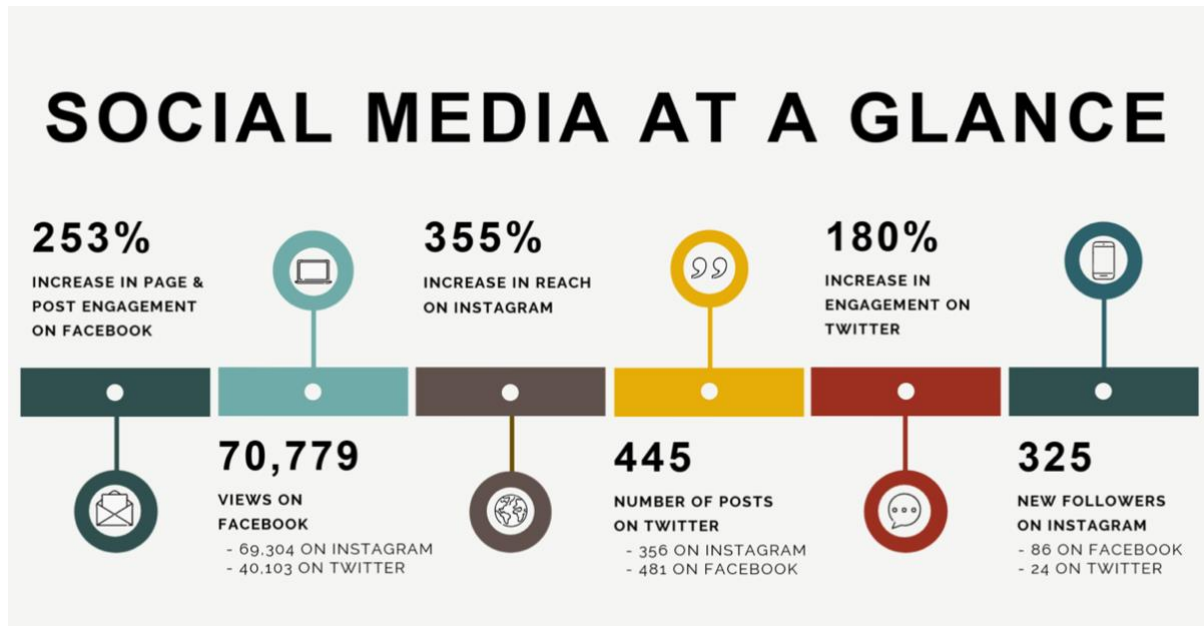
### Social Media Highlights

Engagement on **Facebook** shows improvement over the last year with our post reach increasing 195% since November 1, 2020. The IFHC Facebook **page and post engagements are up a 253%**, link clicks are up 210% and our post reactions are up a staggering 360% in 2021. These numbers indicate that our reach does not start and stop with just getting content on to screens, it shows that IFHC is successfully getting content onto screens that is useful, pertinent, and interesting enough for people to engage with it.

IFHC is proud of the improvements we've seen on our **Instagram** page over the last year. We are on track to hit our goal of 1,000 followers by the end of 2021. The increasing number of followers is a result of our comprehensive plan to create intentional engagement with our community. Our following has increased by 325 since Nov. 1, 2020. In addition to our increased number of followers, our Instagram is now reaching more accounts in general. From July 1, 2021-October 1, 2021, **our reach increased by 355%** as compared to the previous three months. Focusing on multiple avenues of communicating with our community (stories, reels, igtv videos, etc) has been pivotal in getting our message to more and more of the people we seek to impact with the work that we do.



Our **Twitter** is growing in many areas, the most exciting activity is a gradual increase in our following. Whereas at the beginning of the year we were only getting a new follower or two every month, over the last three months we have gained twenty-one. This increase is indicative of how our reach is growing through IFHC partaking in tweet storms alongside partner organization and through engaging with other Fair Housing orgs on the platform. Part of our approach shifts our feed to a more localized group of accounts increasing the interaction and authentic connection with our community; an effort that is reflected in a **180% increase in engagement rate in September 2021**.



### Social Media at a Glance

IFHC posted to Facebook 481 times reaching 70,779 views and 86 new followers  
 Posted 356 times on Instagram reaching 69,304 views with 325 new followers  
 On Twitter, IFHC tweeted 445 times reaching 40,103 impressions adding 24 new followers.

# NEW RESOURCES

## **Reasonable Accommodation Request Guide for tenants**

This guide helps tenants and providers navigate Reasonable Accommodations and Modification requests including sample forms and everything you need to know when asking for an accommodation or modification in housing. The guide is available on our website and has been translated to Spanish, Swahili, and French, with plans to have it translated to Russian and Arabic. The guide is also available for download as an accessible PDF.

## **COVID19 Resource Guide**

IFHC and our fair housing partners created this guide to help community members as they are experiencing layoffs, reduced work hours and wages, and other impacts from this crisis. Many tenants have and will experience financial hardships—they will be unable to pay rent, pay utilities, access food, access healthcare, and access transportation. Our guide encourages tenants and housing providers to talk about their needs and work with each other to find a mutually agreeable solution, to keep everybody housed while preserving credit and rental histories. For those in our community who cannot meet their needs and pay rent, this guide is full of resources and best practice tips and the information can help our community to stay healthy and housed during this unprecedented time. The guide is available on our website and has been translated to Spanish, Swahili, and French, with plans to have it translated to Russian and Arabic. The guide is also available for download as an accessible PDF.

## **Women's Guide**

Our Women's Guide is an intersectional guide for women and other marginalized groups to Fair Housing rights. We cover topics such as sexual harassment, gender identity and sexual orientation, disability, families with children, violence against farm workers, and additional resources. The guide is available on our website and has been translated to Spanish, Swahili, and French, with plans to have it translated to Russian and Arabic. The guide is also available for download as an accessible PDF.

# THE STATE OF FAIR HOUSING IN IDAHO

In our commitment to fair housing for Idahoans, we must assess the State of Fair Housing, what are the barriers to fair and just housing and community development, who is impacted, and how do we remove those barriers and transform Idaho so that everyone can thrive. Here are some resources to help us better understand the State of Fair Housing in Idaho:

## The CDC Moratorium on Evictions

In effect until July 31, 2021. Learn more at the National Low Income Housing Coalition [here](#). For an overview of the National Eviction Moratorium check [here](#). The CDC Moratorium requires the tenant to make a declaration to the landlord and file it in court if they are being evicted for non-payment.

Check out [Idaho Legal Aid Services, Inc.](#) and ACLU work on Right to Jury Trial in Dispute of Fact Eviction Cases: [Right to a Jury Trial in Idaho Evictions - ILAS \(idaholegalaid.org\)](#)

## Eviction Lab

To better understand the steps states have taken to prevent homelessness during and after the pandemic, the Eviction Lab and Columbia Law School's Professor Emily Benfer have developed a policy scorecard for each state, distilling the contents of thousands of newly released emergency orders, declarations, and legislation into a clear set of critical measures included in, and left out of, state-level pandemic responses related to eviction and housing. Check out Idaho's score 0.50 out of 5. Idaho currently has no statewide orders preventing or limiting evictions during the crisis. Previously, the Idaho Supreme Court had suspended hearings, but that order has since expired.

In a typical year, landlords file 3.7 million eviction cases.

The [Eviction Lab at Princeton University](#) creates data, interactive tools, and research to help neighbors and policymakers understand the eviction crisis.

Matthew Desmond's book, *Evicted*—shows, as in Idaho, the intersection of race, national origin sex, disability, and familial status and describes why landlords choose who to evict based on those demographics. Mothers are being evicted far more frequently than other Americans, for more information, see [this article from The New Republic, "Why Landlords Target Mothers for Eviction"](#).

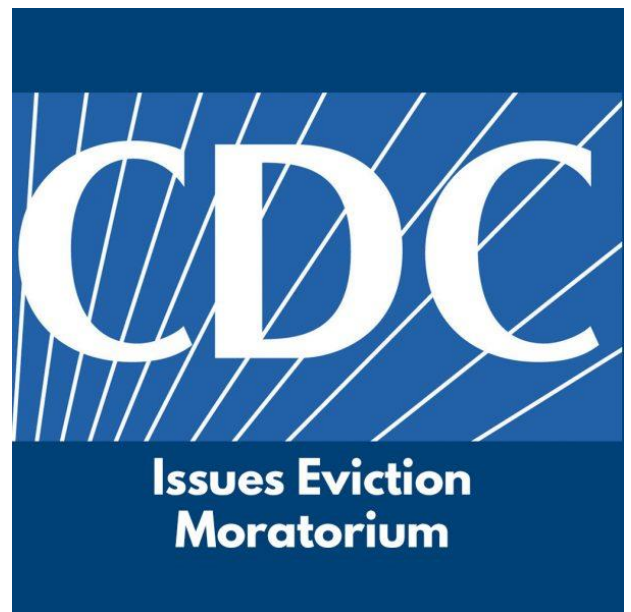
Idaho experienced tremendous population growth over the last decade. As a result, there is a shortage of available affordable and market rate housing. Idaho Policy Institute (IPI) examines evictions as one of the ramifications of this housing shortage. For more information on Evictions in Idaho, see [Boise State University's Eviction Data for 2019-2020 here](#).



## ISSUES IFHC ADDRESSED DURING COVID19 IN 2020 AND IN 2021

Barriers we are experiencing for consumers whom we are helping or helping other organizations with:

- High barriers to access rental assistance. Consumers need access to rental assistance quicker to avoid eviction. We had a consumer evicted recently and could not access rental assistance and could not do so quick enough to prevent the eviction. NO long-term rental assistance. We are advocating for change and that it goes directly to tenants.
- Using self-help to evict from housing or housing programs especially assisted living and nursing homes. Defended rights of transgender woman to choose her own assisted living unit without illegally steering her based on gender identity.
- Long-term and more flexible rental assistance than under federal programs that exist right now. We need source of income protection in this state and or at the county/city level.
- Interpretation for non-English or ASL speakers when accessing rental assistance, legal and housing services as they are having trouble accessing them because organizations are not providing interpreters when they are legally required under Title VI or other federal laws. They are being incredibly disadvantaged because of it.
- Lack of attorneys helping people who are homeless, tenants and or homeowners with housing law issues. We need more attorneys helping negotiate and defend evictions, address loan issues, and provide access to housing around the State. We are fighting for right to legal counsel and just funding.
- Enforcement against camping without providing hotel/motel rooms for community members so people can self-isolate.
- Illegal eviction of nursing home, RALF residents for COVID 19 patients without due process.
- Institutionalization of people with disabilities without proper PPE and supports and failure to de-institutionalize people with disabilities in violation of FHA and ADA.
- When people are being placed in long-term stay hotels, they are not allowing family members with disabilities to have their assistance/service animals when coming from a shelter.
- Lack of funding for care providers for people with disabilities living in residential home/complexes, senior housing, etc. This is forcing people into congregate housing or more restrictive settings which may be Fair



Housing Act and American with Disabilities Act violations.

- Denial of caregiver access to people with disabilities. This could be a fair housing violation.
- Harassment of indigenous people by white people on or near indigenous land. Lack of resources for indigenous people to fight COVID 19.
- Need to use hotels instead of shelters to self-isolate during C 19 as being in congregate living or outside is concerning for individual and public health.
- Unlawful evictions from congregate living facilities in violation of IDAPA, Idaho landlord-tenant law, consumer protection and the Fair Housing Act.
- Successful defense of mass evictions from mobile home parks to redevelop.
- Successful use of the CDC moratorium to defend evictions and access rental assistance.
- Discrimination in sales and lending based on race, national origin, disability and denial of modifications.
- Addressing discriminatory C 19 policies in rentals and sales treating families with children, people with disabilities, and people of color/different national origin differently or worse.
- Landlords refusing to take vouchers or federal assistance to pay rent.
- Housing providers refusing to allow modification for homebuyers until after the homes is sold.
- Tenant and community organizing to understand and enforce their fair housing rights.
- Refusal to lend/appraise more affordable types of housing or housing under \$200,000.
- Addressing hate and harassment against Asian Americans, Latinx, LGBT+, people with disabilities, Black community members. Filed 13 fair housing cases based on disability, race, national origin, sexual orientation, and familial status.
- Creating a Blog and CEUs with Boise Regional Realtors with the Alliance, University of Idaho College of Law, College of Idaho on Fair Housing.
- Prevailed in a federal lawsuit to make the legislature accessible to people with disabilities during COVID 19 and after.
- Bring aid and fair housing protections to farm workers and dairy/ranches as they work in extreme heat, smoke, and pesticides toxic conditions.



# POTENTIAL SOLUTIONS

## Housing as a Resource

One way we can address housing as a resource particularly for our most vulnerable communities is adopt Fair Housing Regulations like the City of Boston. To learn more, visit [The Boston Fair Housing Commitment](#).

Another way can address housing is to provide truly affordable, accessible housing (60% of AMI and below) all over Idaho and especially in Boise and Ada County with the largest population and particularly for community members who are unhoused and most in need. We cannot forget our community members in nursing homes, assisted living, and other small and large congregate living where residents are being unlawfully evicted (discharged) and re-institutionalized to crisis centers, shelters, hospitals, jails, prisons and where care providers are scarce, low-paid especially when community members could live in their own community if housing was affordable and accessible. Now is the time. We must provide just housing and resources in all neighborhoods--in rural, suburban, and urban settings.

Other US cities, such as Salt Lake and Los Angeles have even begun building villages of tiny homes to offer additional housing solutions to people facing homelessness. To learn more about what Salt Lake is doing to address housing for the houseless, [check out this article](#) from Business Insider.

For a better understanding on your community fair housing needs in Idaho, take a look at these local and national resources:

United Way of Treasure Valley and St. Al's also conducted a needs or fair housing assessment. [See the United Way of Treasure Valley 2020 Community Assessment](#).

From the National Low Income Housing Coalition you can view the [Needs by State](#) data here and [County data here](#). Showing Idaho's Data can be viewed

Idaho Asset Building Network: [The Idaho Asset building network](#) is an organization based in Idaho that helps connect people and businesses and consumers all across the state to advance policies that can help and support all Idahoans achieve financial security. IFHC uses



**“Your staff helped address an illegal discharge from the facility (nursing home). I am so thankful for their amazing work” – AS (Reasonable accommodation for the consumer who was illegally evicted from their nursing home).**

a feature/ resource that is created by IABN (Idaho Asset Building Network) that shows by county the number of affordable rental homes per 100 extremely low-income households.

National Low Income Housing Coalition: [The NLIHC](#) is a nationwide organization that shows useful information covering housing related topics. Their website covers housing data state by state under the topics like minimum wage, average renter wage, wages required for a 0–4-bedroom house/apartment, the fair market rent, etc. IFHC uses this resource to show how disproportionately low-income people are not able to afford housing at any income level and how a significant number of service job workers cannot even afford to rent a 1-bedroom apartment in Idaho.

Harvard Joint Study

[The JHCS \(Joint Center for Housing Studies\)](#) is a research project done by Harvard University that shows demographic trends, data, and infographics for housing related topics all across the U.S. IFHC uses several infographic maps that show housing related topics. The first map shows renters who are more cost-burdened than homeowners. The second map shows homeownership availability. The third map shows the changes in the stock of affordable/low rent units across America. The fourth and last map shows how land prices have risen sharply.

National Fair Housing Alliance: [The National Fair Housing Alliance \(NFHA\)](#) is the voice of fair housing. NFHA works to eliminate housing discrimination and to ensure equal housing opportunity for all people through leadership, education, outreach, membership services, public policy initiatives, community development, advocacy, and enforcement. For NFHA [Affirmatively Furthering Fair Housing resources go here.](#)



# IFHC CASE HIGHLIGHTS

## IFHC v. City of Ammon

In 2018, IFHC filed a claim on behalf of Diamond House with HUD that the City of Ammon had facially discriminatory zoning ordinances that prohibited group foster homes from certain residential Zones of the City but allowed group elder homes in those same zones. The nature of the case was very time sensitive, and damages were accruing quickly so the Complainant decided to withdraw the case from HUD when conciliations failed but the investigation was still incomplete. In 2019, under the B of A Grant, IFHC represented the Complainant in their federal court claim and won a motion for summary judgment that the policy was discriminatory on its face. The court enjoined the City from enforcing the policy. While the city filed an appeal, IFHC and the Complainant renewed settlement negotiations and were able to reach an agreement for \$600,000.00 in damages to the Complainant and \$57,000.00 In reasonable attorney's fees to IFHC. Since the case was dismissed as part of the settlement the City was no longer enjoined from enforcing the Zoning ordinance. Beginning in the winter of 2020, IFHC monitored the City ordinances and inquired as to whether the ordinance would be revised. In May of 2021 IFHC noted that the discriminatory ordinances had been revoked and compliant ordinances are currently exhibited.





**Hold your neighbors accountable, spread love, call out hate, help build a Beloved Community.**

The work that provided the basis for this presentation was supported by funding under a grant with the U.S. Department of Housing and Urban Development. The creator is solely responsible for the accuracy of the statements and interpretations contained in this presentation. Such interpretations do not necessarily reflect the views of the federal government.

## IFHC, Hills v. River Run

We recently settled a familial status case, Hills, IFHC v. River Run HOA (Homeowners Association) for damages for all plaintiffs and attorneys' fees in the amount of \$162,000, change in policy and practices, and fair housing training. This case is important because the family's case was originally not caused but prevailed on partial summary judgment in federal court and eventually settled.

## IFHC v. HOME and Property Management; HUD Case No. 10-16-0009-08

The victims applied for housing with the Respondent Home & Property Management, LLC (Limited Liability Company) ("Home"). The victims told the Respondent Weston Potter ("Potter"), owner of Home, that they needed a reasonable accommodation to have a comfort animal, which is a cat. Potter denied the reasonable accommodation request because the victims did not have documentation that the cat has been trained as a service animal.



In all three tests, IFHC confirmed that the Respondents maintained a discriminatory policy toward service animals. IFHC then filed a complaint with HUD, and HUD ultimately found that reasonable cause existed to believe that a discriminatory housing practice has occurred. IFHC elected to have the case filed in federal court. However, prior to the case being filed in court, the parties settled. Without admitting liability, Respondents agreed to: (1) pay \$15,000.00 to IFHC; (2) issue a written policy pertaining to service animals that complies with the Fair Housing Act and mail the policy to IFHC, all current tenants of the Respondents, and eight disability rights organizations; (3) implement a policy in which they no longer directly contact individuals who verify the need for a reasonable accommodation; (4) maintain a log for three years of all reasonable accommodation requests received from applicants or current tenants; (4) attend fair housing training each year for two years; and (5) add the HUD equal opportunity logo and a statement of non-discrimination to their websites, posters and similar advertising, as well as their leases.

### **IFHC v. Edgecreek**

Defendants in this matter manage apartment complexes in Rexburg, Idaho providing a considerable percentage of housing in the college town. IFHC has investigated and educated Defendants regarding their problematic assistance animal policies and practices since 2014. Ultimately, IFHC filed a case in federal court and citing Defendants' actions in four cases regarding residents with disabilities and assistance animals. Without admitting liability, the matter settled with considerable revisions of the assistance animal policies, notice to the local disability rights groups that assistance animals are welcome, training for respondents, housing providers and tenants in Rexburg, and Respondents' policies will come into compliance with the Fair Housing Act, and \$26,000 in damages to IFHC. This sends a clear message to housing providers that they must comply with the Fair Housing Act (FHA) and welcome assistance animals to their units.

**Other Assistance Animal Cases**—relief obtained damages totaling over \$71,595, changes in practices and policy to be fair housing compliant, attend fair housing training, and monitoring.

# STORIES OF BELOVED COMMUNITY

## Job Loss and Rental Assistance Keeping People Housed

IFHC worked in collaboration with MK Foundation and Navigation to keep consumer, her husband, and their family housed. Consumer's housing issue happened from January of 2020 through February of 2021. Consumer and her family were unable to pay rent for two months because she lost her source of income due to covid-19. Consumer lives in the same household with her husband, their daughter, son-in-law and four grandchildren. Son-in-law was working with a dealership but also lost his job due to the pandemic. The only



Figure A - Team members Issa and Buta

income in the household was from consumer's husband who has a disability and is on retirement benefit, which was insufficient to keep the household. Consumer was supplementing the household income from her self-employed job until she lost the job as a result of the pandemic. She was already behind on her January rent for \$1,800 when she reached out to IFHC for help. IFHC intervened and paid \$800 to the landlord as well as negotiated for more time to pay off the \$1000 balance. IFHC staff then reached out to MK Foundation and Navigation and advocated for rental assistance on behalf of the consumer. While in the process of seeking and securing rental assistance, consumer feared possible eviction due to the late rent payment. IFHC staff responded accordingly, contacted the landlord and requested for reasonable accommodation to stay eviction and give consumer and her family more time to fulfill their rental obligation. Landlord granted the request and by February 1, Navigation helped consumer in securing the January rent balance of \$1000, and MK Foundation paid the full rent of \$1,800 for the month of February. Consumer is inspired and motivated by the support she received from IFHC. As a result, she gave testimony in support of the State HFA Emergency Housing Assistance program and shares her story with the hope to help others in similar situation.

## Single Mom with Disabilities and Fair Housing Provider Avoid Eviction

DP, an immigrant single mother of one teenage boy had knee surgery and was laid off from work when she asked her employer for some time off due to her surgery. Also, her 17-year-old son, at the time, who was trying to support his mom with the financial situation, left his job when threatened with a gun at work after he asked a customer to wear a mask. In December 2020, DP was referred to IFHC by a hospital social worker when her landlord threatened to evict her from her apartment unit because she failed to pay her rent on time. IFHC intervened and wrote a reasonable accommodation to the landlord to stay the eviction. We also mediated between DP and landlord's attorney and negotiated a more favorable lease agreement for DP. Again, in January 2021, we intervened on behalf of DP to obtain relief from the charged late rental payment.

Subsequently, in our efforts to assist DP and her family to get the help and support they need, we contacted Navigation, filled out their application and worked together with them to map out a viable solution for DP to get immediate help as well as craft a long-term sustainable plan with DP including finding a new and affordable place before the end of June and placement opportunity for training so she can secure another job.

We also worked with Navigation to fill out an emergency rental application for rental assistance based on the COVID-related loss of job because of gun situation with DP's son. We also requested another reasonable accommodation for the landlord to give DP time to pay her rent while the emergency rental assistance application was in process and then granted. DP received 5 months of rental assistance and paid her power bill. Their eviction was prevented, and they remained in their unit.



**“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**

## **Working Together to Prevent Eviction**

Intermountain Fair Housing Council (IFHC) in collaboration with the Idaho Legal Aid Services (ILAS), Boise City Ada County Housing Authorities (BCACHA), and Idaho Housing and Finance (IFHA) worked with a Property Management Company to keep Ms. L housed. The client was unable to pay rent for months because she lost her job due to covid-19. She had a Section 8 Voucher at that time, and her property manager would not take her Section 8 voucher. When her property manager gave her an eviction notice, IFHC advocated for her by contacting them and requested three reasonable accommodations. IFHC staff requested that the property manager stay the eviction because of the CDC moratorium, give the consumer more time to pay back rent, and asked that the consumer be allowed to use the Section 8 voucher as income. IFHC and ILAS helped address the eviction and educated the Property Management Company on the CDC moratorium, BCACHA worked on processing her voucher, and IFHA helped the consumer pay the rent owed of \$2,070.00 including \$68.69 in utilities. By December 2020, the property management qualified the consumer to use her Section 8 Voucher, IFHA paid her back rent including utilities, and the consumer kept her housing. She was extremely happy and grateful for everyone's time and energy in assisting her with keeping her housing.

## **Ridenbaugh Residents Fight to Remain; Promised Relocation Assistance**

In 2020, residents of the Ridenbaugh Place Apartments continued to fight for tenants' rights to save their homes and their community from displacement, demolition, and redevelopment. Following a full night of testimony, lasting until 1:40 am, Boise's Planning and Zoning Commission denied a request for rezone made by Collegiate Development Group (CDG), a nation-wide development firm. The decision came as the result of hours of testimony from residents and supporters of the existing Ridenbaugh Place Apartments. With the support of Boise Renters United, Vanishing Boise, community partners, and the Intermountain Fair Housing Council, these residents fought to save their affordable homes but eventually CDG was granted permission to rezone and build a new complex. However, through the collective effort of the residents of Ridenbaugh Place, their neighbors in SW Boise, affordable housing advocates, and IFHC, they were successful in obtaining the first-ever tenant relocation package in Boise. Sudden housing displacement can have destabilizing effects on the most vulnerable members of our community, including low-income households and elderly and disabled residents. Due to the threat of the demolition and redevelopment of their modest apartment complex, Ridenbaugh residents built a strong and unwavering coalition that showed up time and time again to demand that the development doesn't come at the expense of long-time residents. Although residents would have preferred to keep their homes and community, moving forward, we should hold the city and developers to this same standard to financially aid residents when new real estate development displaces them.

# IFHC HIGHLIGHTS

In 2020, because of COVID 19, we were limited in what we could do in person, but we were able to meet up with our amazing team at Celebration Park for a nice day outdoors. Special thank you to Dana Gover from NWADA Center of Idaho, the Consortium for Idahoans with Disabilities, 30th Anniversary of the ADA Coalition for the t-shirts and for partnering to make Idaho more accessible!!!



Left to right back row: Issa, Monica, Zoe, Anthony. Front row: Brian, Linda, Ana

Below: Maria Andrade with others around a table at an IFHC fundraising event

**Thank you** to Immigrant Justice Idaho and Attorney Maria Andrade for partnering in Fair Housing Training on Housing Rights for Immigrants! Thank you to University of Idaho's College of Law Land Use Club's Nicole Boyce and Professor Stephen Miller, College of Idaho Vice President Latonia Keith and Professor McKay Cunningham and IFHC Attorney Ken Nagy for Systemic Racism in Land Use

Training. Thank you to Amanda Scott Idaho Ombudsman, Disability Rights Idaho Attorney Courtney Holthus, and Idaho Legal Aid Attorneys Rachel Piscette and Jenna Furman for presenting with IFHC on Residents Rights in Long-term Care Facilities, and Architect Andy Erstad, IFHC Enforcement Director Linda Bosio, IFHC Director Zoe Olson and IFHC Attorney Ken Nagy for Design and Construction and De Jure Discrimination in Land Use Based on Disability!



Special thank you to ACLU and Add the Words for your partnership and providing the North Idaho LGBTQIA+ and Southwest Idaho LGBTQIA+ Connection Sessions

During these 2 events we were able to chat about what folks are experiencing in their part of the state. It was an opportunity for our organizations to hear what's going on and better understand how we might support, bolster and work together with things and people moving and shaking in different regions of Idaho. It was also a chance for attendees to meet us and learn about Idaho's most recent legislative session and campaigns that are currently underway.

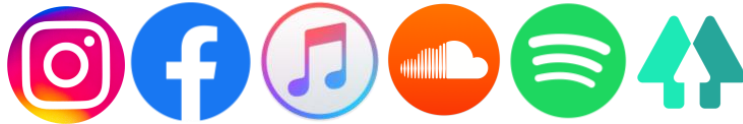


In 2020, we implemented a no barrier rental/utility assistance program for our families in Idaho as the need was very high. During the gap in rental assistance funds and when tenants couldn't get assistance from other rental assistance programs, we were able to assist 25 families with donations of \$18,896.12. Special thank you to Echo and IORC/Idaho Immigrant Resource Alliance for their collaboration in this effort!

In 2021, IFHC will be Celebrating of 27 years of Fair Housing in Idaho!

[SIGN UP FOR OUR NEWSLETTER](#) for infrequent updates about our organization's activities and to hear about our trainings. Email us Upcoming Events including our COVID 19 Townhall at [contact@ifhcidaho.org](mailto:contact@ifhcidaho.org) or visit [www.ifhcidaho.org](http://www.ifhcidaho.org)!

Check us out on social media and  
subscribe to our podcast, click the icon to find us!



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.



# THANK YOU TO OUR GRANTORS, DONORS, & SUPPORTERS!

## Thank you so much 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  
Social Justice Fund

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College of Idaho, Boise State University, LEAP, All Under One Roof, NW ADA Center of Idaho, Consortium for Idahoans with Disabilities, Idaho Immigrant Resource Alliance, NAACP, Idaho Coalition Against Sexual and Domestic Violence, Andrade Law, ACLU of Idaho, Add the Words, and many more!

**Thank you to the IFHC team, IFHC Board and IFHC  
partners for all your hard work!**

