

Intermountain Fair Housing Council, Inc.



Race. Color. Religion. National origin. Sex. Disability. Family status.

THESE PROTECTED CLASSES ARE COVERED BY THE FAIR HOUSING ACT.

ANNUAL REPORT 2019

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Housing Justice For All

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Our 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 for facilitating an amazing panel. The breadth of diverse perspective on the subject was great, and the panelists’ presentations were thought-provoking and enlightening.” EM

DIRECTOR'S MESSAGE

Dear Friends:

In 2019, despite the six-month delay in federal funding, community need for IFHC's services doubled. We received twice the number of housing discrimination calls in the first three months. We negotiated or mediated most allegations of discrimination and filed 10 fair housing complaints involving disability, race, national origin, and familial status discrimination with HUD.



Intermountain Fair Housing Council
IFHC's Fair Housing Exhibit

In 2019, we also celebrated IFHC's **25th Anniversary** and honored **Dr. Martin Luther King Jr.** whose death and the work of civil rights advocates led to the passage of the **Fair Housing Act** on April 11, 1968. At our event, the **Housing Justice for All: A Collaborative Movement**, we hosted three panel discussions entitled **Rights to Reality**, **Abundant Housing**, and **Disability Rights**. The panels included barriers to fair housing, affordable housing innovations for *ALL*, and accessibility and inclusivity in housing and community. We shared information about barriers to fair housing, innovative solutions, and what we can do together to create a Housing Justice Movement.

In the spirit of Dr. King, IFHC's goal is to create **beloved community** and to communicate the needs of community members in the most significant times. The Road to Housing and Community Justice is both a movement and a final destination. Today, let us journey together toward that reconciliation to create quality affordable and accessible homes for all by **supporting our activities, volunteering, donating, and collaborating**. We believe that we can do this together through neighborhood, community, city, towns, county, State, regional and national housing and community justice planning, practice and actualization. Where there is a will, there is a way. **Together**, we can stop unlawful discrimination, open doors, and make our communities more just. Please visit www.ifhcidaho.org and learn more about IFHC and how you can help!

Thank you!

Zoe Ann Olson

PROGRAMS

Federal Grants Help Address Discrimination & Provide Education - IFHC administered the following federal grant in 2019 - **HUD 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. IFHC administered the following private grants in 2019 - 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 new 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 **Key Bank, 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 also received **\$78,068.18 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](https://www.intermountainfairhousing.org/) 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 it at <https://ifhcidaho.org/>. 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).

"I love you all, I see you everywhere. Thank you for the training you do"! - LG

2019 STATS AT A GLANCE



2401

NUMBER OF INTAKES/CALLS
DEALING WITH HOUSING
RELATED ISSUES



215

NUMBER OF FAIR HOUSING
ALLEGATIONS



36,104

NUMBER REACHED THROUGH
EDUCATION AND OUTREACH



Ashton, Blackfoot, Boise, Burley,
Caldwell, Coeur d'Alene, Hailey, Idaho
Falls, Kellogg, Lewiston, Moscow,
Nampa, Pocatello, Post Falls, Rexburg,
St. Anthony, Twin Falls

AREAS REACHED THROUGH
EDUCATION & OUTREACH



24

HUD COMPLAINTS FILED
BASED ON:

19- DISABILITY
5- NATIONAL ORIGIN
4- FAMILIAL STATUS
1- RACE



27

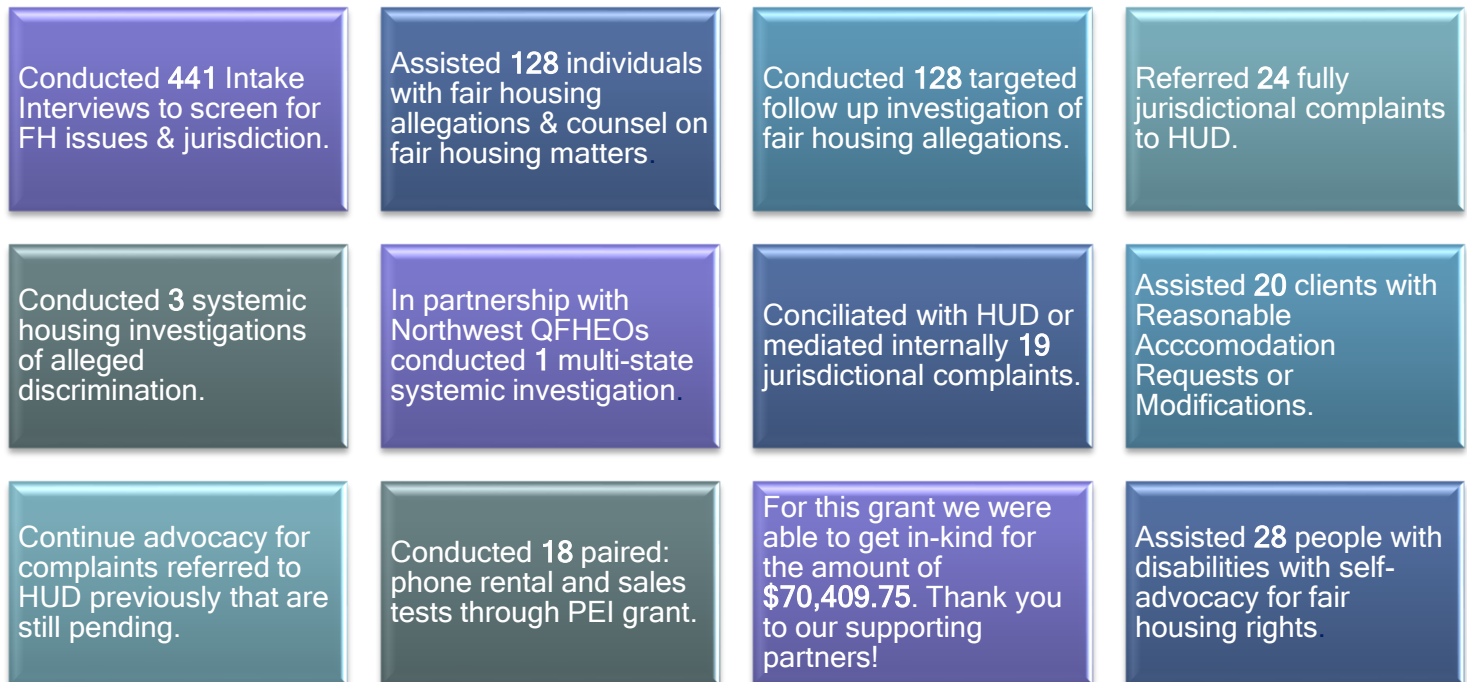
MEDIATED CASES PROVIDING
COMMUNICATION ASSISTANCE

-LEASE EXTENSION
-RELEASED FROM LEASE
-RESCINDING AN EVICTION

Program Impacts

IFHC's HUD Grant covers over 52 goals for 2019 as illustrated below in Figure 1.

Figure 1: Major Accomplishments HUD Grants *(only shows first 6 months of work)*



IFHC HUD Grant Outreach and Education Activities Overview for 2019

Education Grant highlights:

- Distributed a total of **103 toolkits** -focusing on **Fair Housing, LGBTQIA, Familial Status, avoiding hate and harassment and how-to self-advocate.**
- Provided **2** interpreted events, reaching **175** people
- Conducted **4 Fair Housing workshops**, reaching **114** people
- Conducted **3 events for youth and or seniors**, reaching **950** people
- Social media **posts in Spanish** reaching our Latinx community
- Conducted **2 Mobile Knowledge Pop Up** events, reaching **125** people
- Conducted **2 Webchats**, reaching **137** people
- Created and conducted **2** online training events, reaching **201** people
- Conducted **5 fair housing educational events**, celebrating the Fair Housing Act's 50th anniversary and IFHC's 25th anniversary, reaching **3,365** people
- Held **6 Thrive in Place team meetings** held with community stakeholders to discuss and brainstorm solutions to ensure all community members can thrive in place.

“My colleague and I offered fair housing training at a class at a social service agency focusing on fair housing and how this impacts individuals with a criminal history. The moderator of the classes told me that the individuals in the class appreciated the information, and, more importantly, were able to use the information they were given to find housing.” AB

Testing Program – all grants combined



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, disability, or familial status.

Testing provides independent evidence to support a 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.

Bank of America Grant Highlights

Provided outreach and education via brochures, flyers, media/social media including ads in English and Spanish to over **23,200** people statewide.

Conducted a training at **3 events reaching 650 people**

Conducted 50th Anniversary of the Fair Housing Act Regional Fair Housing/Lending Summit on April 4, 2019 reaching **120** people.

Investigated 63 cases including discriminatory lending & housing, repairs, reasonable accommodation, damage claims, evictions prevention & housing quality issues.

“Thanks for the great presentation today. We learned so much. I will share this slideshow with our membership this week. We want to schedule you for next year.” HM

IFHC Case Highlights



IFHC v. Movement Mortgage

Intermountain Fair Housing Council (IFHC) in collaboration with the Northwest Fair Housing Alliance (NWFHA) conducted lending testing to investigate discriminatory lending practices in the Northwest. From 2016 to 2018, IFHC found that Movement Mortgage in Eagle treated white customers differently than those of color despite Black customers having better qualifications including better credit score, a better job, and more money for a down payment. IFHC filed a complaint with HUD, and the case settled in September 2019. Without admitting liability, Movement Mortgage reimbursed IFHC \$14,000 in damages, revised their lending policies to be fair housing compliant, adopted a substantive affirmative marketing plan with policies and procedures to advance homeownership among people of color and to increase awareness of fair lending requirements in the provision of its home loan services, and will attend fair housing training annually. Respondents have over 4,000 employees in 650 locations nationwide.

IFHC v. KWA

In the fall of 2017 in Nampa, consumer with a disability was denied a reasonable accommodation for their assistance animal. The Housing Provider denied the request because according to the agent “the housing was not suitable for an animal, was too small, and that apartment was ‘no pet’.” When IFHC called to educate the management, they stated that if the consumer pursued the issue, they would just evict him. IFHC and the consumer filed a complaint with HUD and then in federal court for denying housing, discriminatory terms and conditions, failure to make a reasonable accommodation and interference under the Fair Housing Act. Without admitting liability, the parties successfully settled the case in federal court on February 28, 2019, for \$40,000 in damages to IFHC and the victim, training, and fair housing compliant policies.

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 (“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.

Tenant Fair Housing Rights



Blue Valley Residents

July 2019: After 10 months of discussions, media attention, public pressures, and testimonies from concerned and impacted Boiseans, the City of Boise and R & L Trucking agreed to a land swap, acknowledging the impact the 100-bay trucking terminal would have on the 500 + residents living next door. Though the legal process was leaning in favor of industry and development, the dedicated efforts of the Blue Valley residents coupled with support from their surrounding community and bolstered by Boise Renters United, Vanishing Boise, and the Intermountain Fair Housing Council were able to push for a creative win/win solution for both the city's plan and care for the existing residents of that area.

Ridenbaugh Residents

February 2020: Residents of the Ridenbaugh Place Apartments continue 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 have formed a tenant association (Boise Avenue Apartment Movement) and built a coalition with neighbors and local organizations to save their homes before the Boise City Council in April 2020.

Intermountain Fair Housing is distributing this publication, supported by funding under a grant with the U.S. Department of Housing & Urban Development. The substance & finding of the work are dedicated to the public. The author & publisher are solely responsible for the accuracy of the statements & interpretations contained in this publication. Such interpretations do not necessarily reflect the views of the Federal government.



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	Key Bank
The Pride Foundation	Wells Fargo
PhRAMA ASA Grant for SAS Idaho	

Thank You to our Sponsors, Partners and Donors!

erstad Architects	Boise Regional Realtors	Susan Eastlake
State Independent Living Council		Antonia Flores
Gary E. Hanes & Assoc., LLC	Jim Jones	Mike Witry
Bike & Build	Don Pena	Mihara Law
Nate & Heather Timothy	WA State Housing Commission	Gisela Segura
Fredriksen Brown Insurance LLC		David Wishney
Cheryl Bloom	Bill & Diana Olson	Dept. of Commerce
Alan Bosio	Alison Brace	Eric Geyer & Zoe Olson
Mario Sandoval	Blooms Tree Farm	Jennelle Brunner
City of Moscow	City of Lewiston	City of Pocatello
City of Coeur d'Alene	City of Idaho Falls	Issa Ntakarutimana
Concordia University – Housing Clinic		Ken Nagy
Lauren DeVoe	Eric Stephens	NW FH Alliance
Idaho Housing & Finance Assoc.		
Idaho Council on Developmental Disabilities		

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

IFHC Event Highlights

IFHC along with **ACLU** and **Add the Words** teamed up in 2019 and did amazing work throughout Idaho sharing with our Community an overview of Fair Housing for LGBTQ community, discussion of community goals, issues, and experiences in the area.



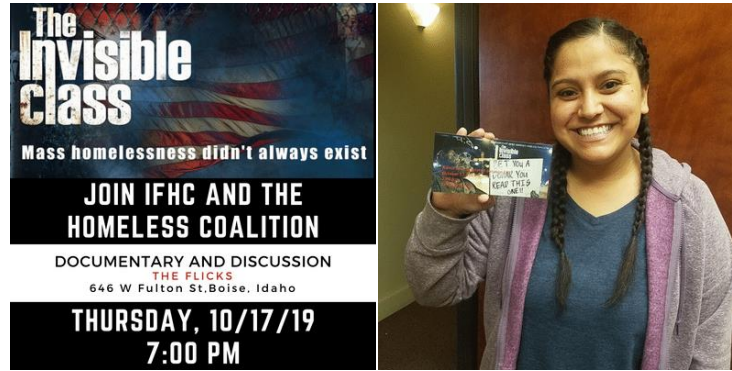
Anthony, Nina, Megan, Jeremy, K, Jesse, Claire, Mykahla, thank you for your support!

Celebration of **IFHC's 25th Anniversary** in association with **Payette Brewing Co.** An evening highlighting our **Idaho and Fair Housing History Exhibit** along with music from the **Plagiarists** and **Ryan Peck** and our amazing speakers **Boise City Council Member Lisa Sanchez** and **SILC Executive Director Mel Leviton.**



Thank you to our sponsors erstad Architects & Wells Fargo!

This year, we teamed up with the **Boise City Ada County Homeless Coalition** to show a film called **The Invisible Class**. We had a great turn out and hope to continue showing this film all over the state of Idaho in 2020 to create great change including affordable housing and policies that support housing justice for all.



IFHC Upcoming Events are postponed because of COVID-19! Email us for more information at contact@ifhcidaho.org or visit www.ifhcidaho.org!



“Thank you so much for helping me get my reasonable accommodation I’m so grateful I called and now I can stay live here” - SB (Reasonable accommodation for the consumer after a non-renewal. We were able to talk with the new owner and allow a lease extension of 6 months).