



Annual Report

2023-2024



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Thank you for supporting Fair Housing

THANK YOU TO OUR GRANTORS

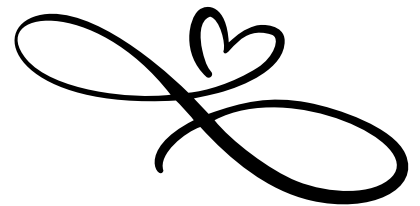
- DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
- IDAHO DEPARTMENT OF HEALTH & WELFARE
- IDAHO LAW FOUNDATION
- IDAHO WOMEN'S CHARITABLE FOUNDATION
- STATE INDEPENDENT LIVING COUNCIL
- THE PRIDE FOUNDATION
- WELLS FARGO

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Thank you for supporting Fair Housing

Andrew Erstad
Angeline Fabbi
Barbara Kemp
Betty Young
Bill Hill
Carol Craighill
Charlotte Chabuka
Cheryl Bloom
Denise Caruzzi
Dhuha Ali
Diana Olson
Elizabeth Schniedewind
Emelda Mumba
Eric Geyer
Gary and Bonnie Hardey
Gary Hanes
Brian Hill
Holly Bauer
Holly Thomas-Mowery
Kimberli Stretch
Linda Bosio
Linda Sue Pike
Michelle Archibald
New Hope Services
Nikson Mathews
PayPal Giving Fund
Peg Richards
Peggy Gossett
Rae Shubin
Richard Rogers
Steven Martin
Sunrise Ayers
Susan Eastlake
Susan Jareczek
The Jareczek/Archibald Family
Timothy Family
Wendy Olson
Yvette Primero
Zoe Ann Olson



Thank You

To our volunteers, supporters, and those who gave

Your kindness has made a significant impact.

Intermountain Fair Housing Council



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.



++ ++ Housing ++ Justice for All ++

Contact us:

Intermountain Fair Housing
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Boise, ID 83705
800-717-0695
www.ifhcidaho.org
contact@ifhcidaho.org
[@ifhcidaho](https://www.instagram.com/ifhcidaho)

Thank You

Hello,

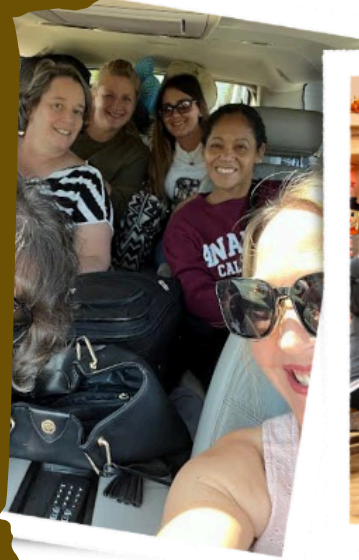
Thank you very much for your time today. You were very helpful, patient and I never once felt like I was being rushed. It was clear you wanted to educate me, and an education I received indeed! Candi and I, my wife and business partner, strive to have a property management business that fosters positive relationships with not only our clients, but our customers (tenants) too. It's conversations like these that will strengthen this ability.

Have a wonderful winter as well!



Our Team

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From the Executive Director

Dear Friends,

Our celebration of fair housing is an act of revolutionary love in a nation where some are working to extinguish our freedom to love who we love, to have access to medical care, transportation, education, and services we need, to have diversity and inclusion and to have homes and homeownership for all. Pride Month and Juneteenth remind us that freedom and justice doesn't exist for all. Today, 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 homeownership, income, health, education gap of Black Americans, people of color, people with disabilities, women/LGBT+ is at the same level as in the 1950s. We must enforce the Fair Housing Act, Equal Access, 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, accessed housing and avoid eviction, addressed fair housing violations, and connected housing providers and tenants to rental assistance and housing vouchers so that everyone stays healthy and housed during our eviction crisis, educated over 300,000 Idahoans about best fair housing practices and their rights. We have provided thousands of hours of legal services to clients of our sibling 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 30,000 housing conversations and have over 2000 housing calls. We investigate negotiate and or mediate over 1000 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, universities, and our real estate groups across the State to open doors to affordable, accessible rental and homeownership opportunities and programs. We have helped housing transactors make sure their housing is designed accessibly. We met with community members to address hate and harassment and advocated for the passage of nondiscrimination laws based on sexual orientation and gender identity across Idaho.

Because of economic pressures, loss of Emergency Rental Assistance Programs, 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 can safely access 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

Highlights In 2023-2024

Residents frustrated with mobile home landlord

“...when it comes to health and well-being, ‘your ZIP code is more important than your genetic code.’”

IFHC works with local residents to save their homes, community, and their future.

<https://www.propublica.org/article/idaho-republican-primary-election-culture-wars>



Residents frustrated with mobile home landlord

Mobile home residents in the Moscow area continue to be frustrated with a landlord who has significantly raised their rents and asked them to sign leases that attorneys say do

 Moscow-Pullman Daily News /

Highlights In 2023–2024

TIPOS DE DISCRIMINACIÓN A TENER EN CUENTA AL COMPRAR UNA CASA

#1

Dirigir a:
¿Está su agente de bienes raíces siguiendo sus instrucciones? Los compradores de viviendas deben estar atentos a las señales de dirección. Es entonces cuando alguien es dirigido hacia o lejos de ubicaciones, casas e incluso ciertos tipos de préstamos porque pertenecen a una de las clases protegidas. Esto puede afectar los vecindarios en los que se les muestran las casas o resultar en que se les ofrezcan hipotecas más caras o más riesgosas.

#2

Discriminación con una sonrisa:
Negarse a vender o tratar con un comprador interesado, que incluye no devolver las llamadas o ignorar las ofertas de ventas de las empresas, es discriminación, según la Ley de Vivienda Justa.

#3

Discriminación hipotecaria:
Si está tratando de obtener una hipoteca, es posible que un prestamista no le ofrezca préstamos de menor costo para los que sea elegible o puede ofrecerle uno con una tasa de interés hipotecaria más alta.

#4

Discriminación de tasación:
Las tasaciones sesgadas perjudican cuánto ganan los vendedores con las ventas de sus propiedades y perjudican a los propietarios que intentan refinanciar o aprovechar el valor acumulado de su vivienda para cubrir una emergencia.

WWW.IFHCCIDAHO.ORG @IFHCCIDAHO

TYPES OF DISCRIMINATION TO LOOK OUT FOR WHEN BUYING A HOUSE

#1

Steering:
Is your real estate agent following your directions? Homebuyers should be alert for signs of steering. That's when someone is steered to or away from locations, homes, and even certain kinds of loans because they fall under one of the protected classes. This can affect which neighborhoods they're shown homes in, or result in being offered more expensive or riskier mortgages.

#2

Discrimination with a smile:
Refusing to sell to or otherwise deal with an interested buyer—which includes not returning calls or ignoring firm sales offers—is discrimination, according to the Fair Housing Act.

#3

Mortgage discrimination:
If you're trying to get a mortgage, a lender may not offer you lower-cost loans that you're eligible to receive or may offer you one with a higher mortgage interest rate.

#4

Appraisal discrimination:
Biased appraisals hurt how much sellers make on the sales of their properties and hurt homeowners who try to refinance or tap into their home equity to cover an emergency.

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A LEP Client who was not born in this country, reached out to IFHC because his landlord was not responding to his multiple repair requests. For 8 years this property owner, who owns at least 7 other units in Ada county, was telling our client that such repairs were our client's responsibility and NOT HIS! IFHC educated the property owner and explained that they were in violation of Idaho State Landlord/Tenant law and possibly FHA law. IFHC asked that they revise all their leases and submitted a 3-day repair request. Since our intervention all repairs/habitability issues have been completed.

Highlights In 2023-2024

A Client came to IFHC with an allegation that their previous property management company had illegally charged a pet deposit for an assistance animal for her disabled husband which they had provided proper documentation and only refunded a portion of it upon their move-out. Our IFHC Investigator provided the clients with some expert education including legal guidance governing assistance animals as well as a sample, draft demand letter for requesting return of an improperly charged pet deposit and education on best practices to submit the email to the property management. The client composed an email that included the facts of their specific case, attached all documents pertaining to their assistance animal, and sent it to the property manager and supervisor while copying IFHC. The Property Manager immediately responded and complied with the fair housing act by saying: **“In light of this new and additional information provided, we will be sending out the additional refund.”**



Highlights In 2023–2024

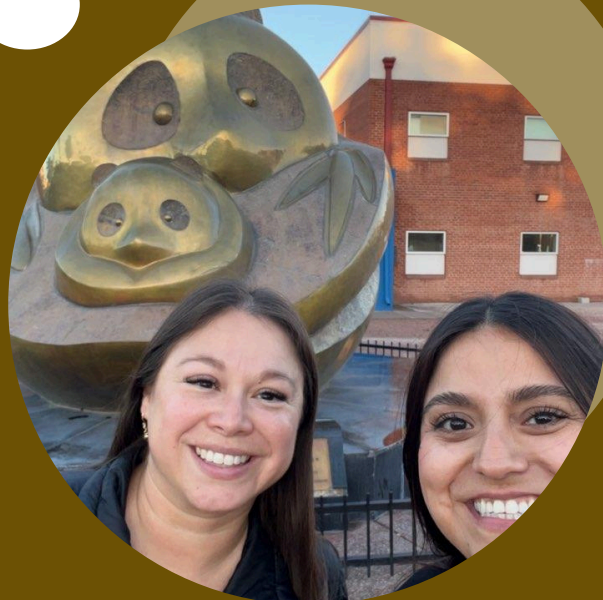
FALL IN
love with
FAIR HOUSING



Thank you for sending the presentation to us and for presenting on May 14th. I apologize for being so late in thanking the two of you! You did a great job and were so very well prepared. Am sure our members got a lot out of the presentation all sorts of good comments for you.

Thanks again and have a good weekend.

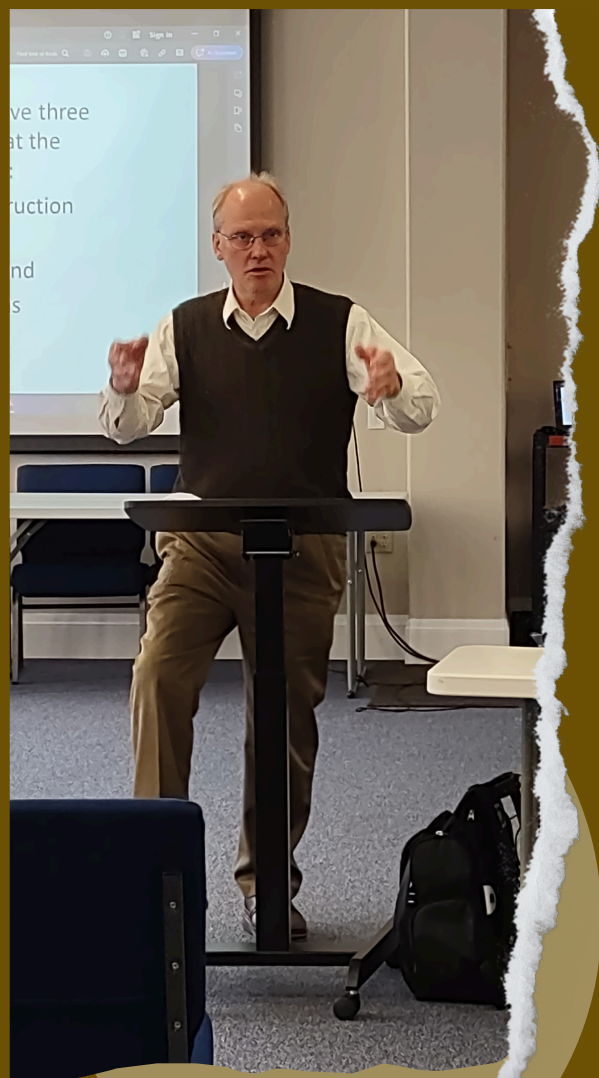
On May 1, 2024, our client **conciliated a fair housing complaint for \$10K** that she filed with HUD in October of 2022. In the complaint she alleged that the housing provider evicted her and her husband from the student approved housing in Rexburg, Idaho at the same time they fired her from her management position for having an assistance dog. Under the Fair Housing Act housing providers must grant reasonable accommodations for assistance animals unless the animal poses a health or safety risk to others or the property.



Highlights In 2023–2024

The Client contacted IFHC with an issue when her Landlord would not permit a reasonable accommodation for her Emotional Support Animal. After IFHC could not resolve the matter through education and negotiation, IFHC filed a fair housing complaint on behalf of *The Client* against the Landlord, on the basis of disability for denying the Emotional Support Animal on the premises, implied refusal to rent, discriminatory terms and conditions, deprivation of privileges or services of the facility and retaliation against the tenants.

IFHC represented *The Client* through the HUD mediation process and parties reached a conciliation agreement in which The Landlord agreed to **pay \$14,000** to *The Client*, have their (the Landlord's) current staff and new staff attend fair housing training, agree to post fair housing logos on their website among other remediation. HUD will monitor and ensure compliance with the agreement.



Highlights In 2023–2024



SW Boise homeowners sue Hubble Homes, HOA over demands to remove Black Lives Matter flag

Somi Ekwealor and his wife Jenna had high hopes for moving back to Boise, where he was born. The couple said they were over the moon to return for good. They purchased their first home in the Southwest Boise...

 BoiseDev / Jan 4

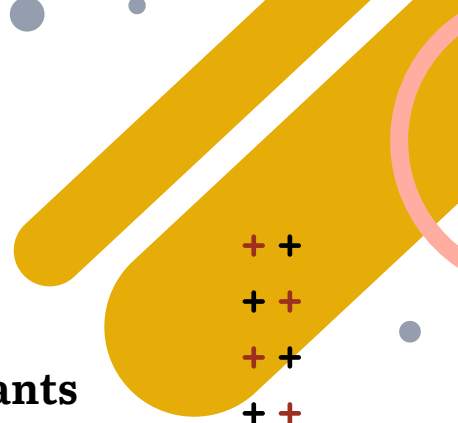
Our clients were discriminated against for flying a “Black Lives Matter” flag and for familial status.

You can follow the ongoing case ...

<https://boisedev.com/news/2024/01/04/ekwealor-hubble-boise/>



Education & Outreach



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Sexual Orientation & Gender Identity (SOGI)

- Created Curriculum utilizing Equal Access Tool
- **Six events in series completed reaching 264 participants**
- **5 community meetings with 153 participants**

Targeted - Homeownership

- Created Curriculum - Affirmatively Furthering Fair Housing
- **10 presentations** with community partners - Homeownership Dream Series reached **388 participants** online, additional **161 views** on YouTube, shorts received **2153 views** on TikTok.

General - SOGI/Homeownership topic emphasis

- **9 online or in person events** to support underserved community members, with **696 participants**.
- **18 online or in person education or outreach projects** to reach **1019 housing providers**.
- **5 educational events** regarding the history of Fair Housing and celebrating the 55th Anniversary of the FHA and the 29th Anniversary of IFHC with **581 participants**.
- **Created “Inclusive Community” guide, Know Your Rights Under the Equal Access Rule of the FHA**. Guide received **4990 views** of English and **423 views** of Spanish versions.
- **Created “Homeownership” guide, IFHC Homeownership Guide**. Guide received **4224 views** for the English version, **355 views** for Spanish version all resources added to website .

Grand totals: 3101 participants in 23 educational and outreach training presentations and 12306 views of educational materials.

Social Media and Media

@IFHCIDAHO



FACEBOOK

149,913 impressions



INSTAGRAM

108,648 impressions



EMAIL REACH

35,780 (33% open rate)



PSA - PRINT/DIGITAL*

387,577 households



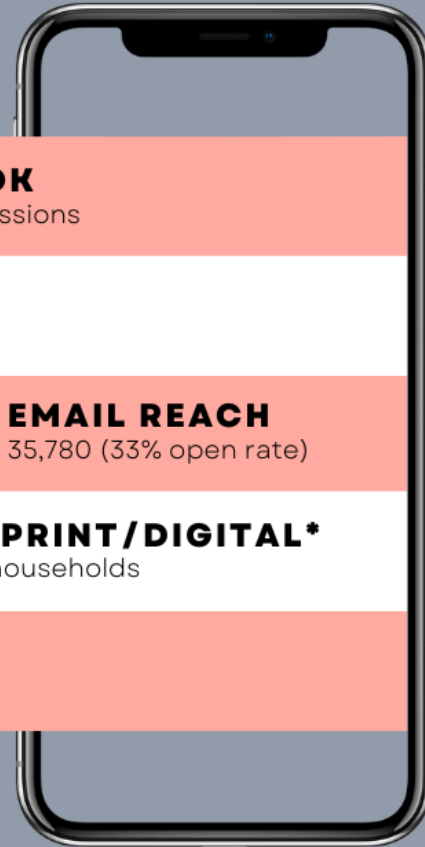
PSA-RADIO*

387,380 households

***ENGLISH & SPANISH**

1,088,697
touchpoints

Other platforms (i.e. TikTok, LinkedIn)
19,399 views



Updated Audio Tour: <https://ifhcidaho.org/timeline/september-1-2015-walter-s-mondale-addresses-the-national-fair-housing-training-and-policy-conference/> (1711 views)

INTERMOUNTAIN FAIR
HOUSING COUNCIL

FAIR HOUSING - THE VALUE OF THE FAIR HOUSING ACT

2013 - 2023

A HISTORICAL REVIEW -

A DECADE OF FAIR
HOUSING, AND HOW CLOSE
WE CAME TO LOSING IT ALL

IFHCIDAHO.ORG

PEI – Final #s

Investigation and Enforcement

- 806 of 800 intakes.
- 152 of 100 intake follow-ups.
- 292 of 250 individuals fair housing allegations
- IFHC referred 20 fair housing compliant to HUD.
- 3 of 3 systemic housing investigations
- 23 of 22 conciliations/mediations

- Assisted 49 of 45 people with RA/RM requests
- 59 of 40 people with disabilities and/or advocates for persons with disabilities.
- 12 of 12 recruited and trained testers
- 2 of 2 refresher trainings
- 40 of 40 phone tests
- 26 of 26 email tests
- 5 of 5 sales tests
- 6 of 6 site design and construction assessments

PEI – Final #s

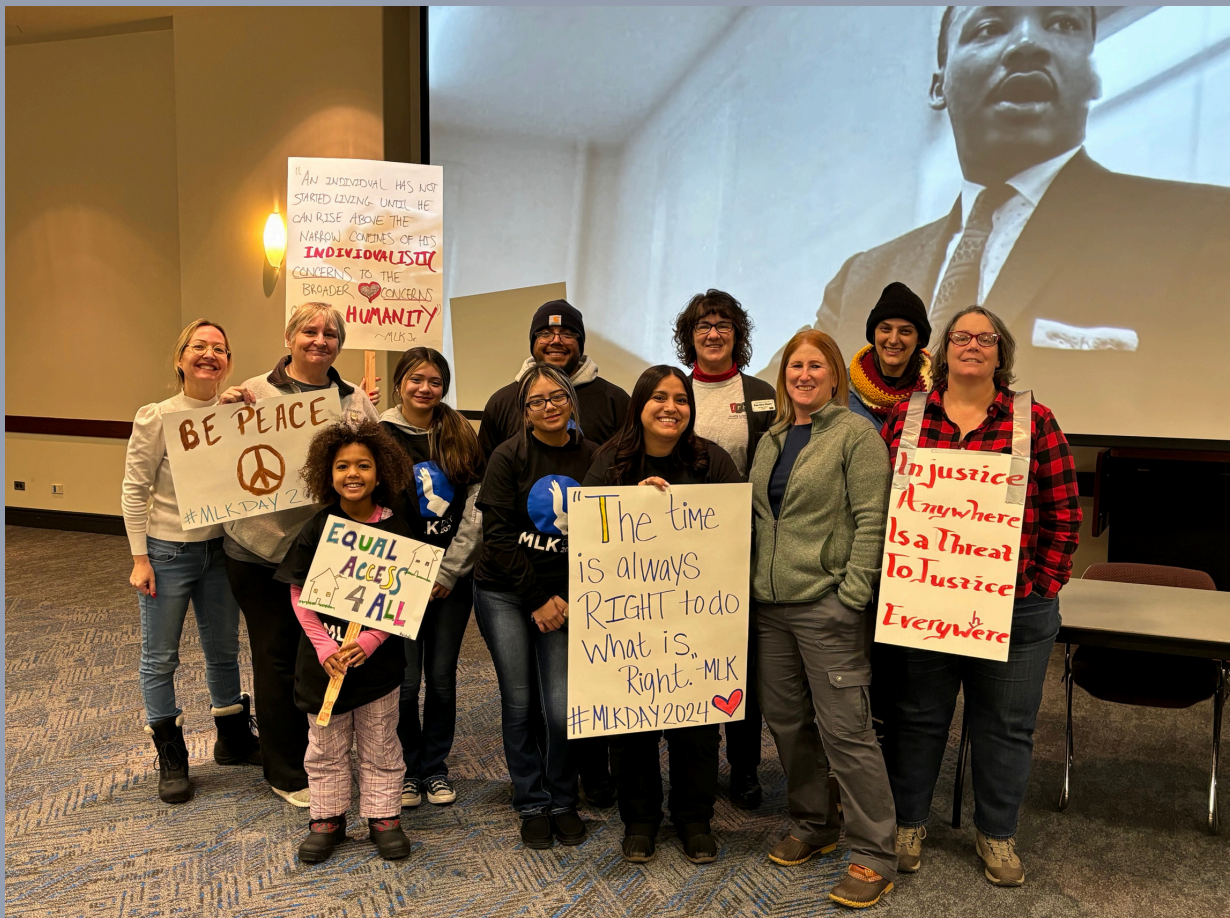
- IFHC conducted 5 collaborative meetings with community partners to encourage the design and implement jurisdiction peer review teams or committees for local/state jurisdictions to discuss fair housing barriers, solutions, public participation, planning, and implementation and monitoring of fair housing plans using HUD's AFFH Tool. This goal was met.
- IFHC provided a fair housing website/social media page 4497 views of 4000 views.
- IFHC identified and documented 5 of 5 state and/or local actions which presented fair housing barriers including but not limited to, documentation of zoning restrictions, patterns of housing segregation by race or national origin, barriers to neighborhood based housing options for people with disabilities, identification of steering, block busting or other aspects of private market practices that limit fair housing choice, presence or absence of banking services in areas of racial or ethnic concentration and providing the documentation to local/state Entitlement Jurisdictions and or their sub-grantees to support actions which affirmatively further fair housing.
- IFHC engaged in 9 of 9 targeted outreach efforts using fair housing materials to low-income rural, recent immigrants (LEP), veterans and persons with disabilities, persons re-entering housing market from institutions, LGBTQIA, and single female heads-of-households with children, homeless and others serving all protected classes. IFHC reached 1474 person of 100.
- IFHC provided information to 4 of 4 local and state officials on hate crimes relating to housing issues. Documented 4 of 4.
- IFHC provided information to 91 of 70 landlords informing them about the need to affirmatively further fair housing.
- IFHC provide 2 of 1 trainings for developers on universal design and visitability standards to increase the supply of affordable accessible housing for persons with disabilities and the elderly.

FHOI Grant



- 298 of 267 intakes
- 40 of 40 allegations
- recruited and trained 6 of 6 testers
- 15 of 12 tests regarding mortgage lending discrimination
- 12 of 12 tests regarding appraisal bias
- 3 trainings reaching 131 of 89 housing providers
- 3 trainings reaching 224 of 89 consumers
- 1 Homeownership Series, reaching 2,452 of 267 attendees

GREAT
TEAM





HOUSING IS HEALTHCARE
 HOUSING IS HEALTHCARE
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 HOUSING IS HEALTHCARE
 HOUSING IS HEALTHCARE
 HOUSING IS HEALTHCARE
 HOUSING IS HEALTHCARE

“Money is never the entire answer to any problem. But if one had to identify a single program to support that would have the greatest positive impact on the health and welfare of this nation, it would be fair housing.”

IDAHO.ORG    @IFHC

