

++
++
++
++

Annual Report

2024-2025



++
++
++
++

Draft copy

June 2025

July 1, 2024 to Present

Content

Thank You

Mission Statement

Contact Us

From our Board
President

From the
Executive Director

Updates

Education & Outreach

PEI

FHOI

What your gift does

++
++
++
++

ng



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
Council, Inc.
2201 Woodlawn, Suite #1
Boise ID 83702
800-717-0695
www.ifhcidaho.org
contact@ifhcidaho.org
[@ifhcidaho](https://www.instagram.com/ifhcidaho)



A message from our Board President:



The phrase “what a ride” has taken on a totally new meaning with the recent funding changes of our current Administration. The somewhat indiscriminate modification/elimination of many of the safety net programs across the nation did not spare us. The impact to the work we do here at the Intermountain Fair Housing Council (IFHC) has been significant.

As a serial optimist (the glass is always half full) our Board and Council leadership’s quick action of assessing the immediate (and somewhat unpredictable) impacts we have been able to strategize an effective sustainability plan that relies on our savings and an aggressive fundraising program that maintains our service lines in the arena of housing advocacy on many fronts. Not only do we advocate on behalf of our citizens across the state, but we also have a robust education outreach that promotes fundamental rights and programs for both tenants and landlords. We also have a regional series of design seminars aimed at elevating principles of Universal Design in the built environment, accessible design standards that break down the barriers for many and protect all.

As IFHC President, I have been honored to be part of a passionate Board supporting our team’s determination in protecting those without a voice and inspiring those who can make a difference to do so, be it housing owners, developers, or housing designers. Until I joined the IFHC board, I had a naive view of what the Council does in the community. Taking to heart the saying “if you want to know someone’s challenges you need to walk in their shoes” inspired me to learn as much as possible. The Council’s mission is clear, and through all of our efforts we will continue to support the positive efforts we have for years!

Sadly, discrimination exists in our great state, and it is veiled under many cloaks. IFHC will continue to fight the injustices of discrimination, grow our private funding, and work with our colleague agencies to navigate through the current fiscal situation.

Andrew Erstad
IFHC Board President



From the Executive Director

Dear Friends,

Our celebration of fair housing is an act of 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 just housing opportunities to have justice in community. Today as in 1968, housing discrimination is still being reinforced through redlining, institutionalization, income inequality, segregation, and other unjust housing practices. Despite the Fair Housing Act and other civil rights laws, homeownership, income, health, and education is not justly available to all Idahoans. We must enforce the Fair Housing Act and other civil rights laws to keep our promise of freedom and justice for ALL community members in Idaho.

Over the past year, IFHC has helped thousands of Idahoans stay housed, access housing and avoid eviction, address fair housing violations, and connect housing providers and tenants to rental assistance and housing vouchers so that everyone stays healthy and housed during our eviction crisis, educated over 200,000 Idahoans in person and via online mediums about best fair housing practices and their rights. We have provided thousands of hours of legal services to community members throughout Idaho to prevent evictions, address discrimination, educate and assist their staff, their interns, and attorneys, and educate and assist housing provider attorneys, real estate professionals, government personnel and leaders address fair housing concerns, accept rental assistance and vouchers, and engage in best practices. Each year, we have about 20,000 housing conversations and have over 1,500 housing calls. We investigate, negotiate and or mediate over 800 discrimination cases, defend, and prevent hundreds of evictions, and file about 12-15 fair housing complaints with HUD and about 2 to 5 in federal/state 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 across Idaho. On January 16, 2025, because of our complaints in collaboration with our civil rights groups, the United States Department of Justice sent a Letter of Findings and Solutions to the State of Idaho, notifying the State that it is violating Title II of the Americans with Disabilities Act by unnecessarily segregating adults with physical disabilities in nursing facilities. Idaho places other individuals with physical disabilities at serious risk of unnecessary segregation. See [The Department's Letter of Findings to Idaho](#). And this year, Department of Housing and Urban Development caused one of our cases involving a person with a disability who needed an assistance animal.

Because of economic pressures and lack of affordable, accessible housing, we are seeing more unlawful evictions, mass displacement, and discrimination in housing in Idaho. Fair housing is one of the most effective and inexpensive tools in keeping people housed and healthy. Remember our civil rights ancestors are the reason that we can love who we love and safely access health care, education, income, housing, home ownership and transportation. Continue your acts of 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 your partnering in fair housing,

Zoe Ann Olson

Our Team & Partners

+ +
+ +
+ +
+ +



Updates from last year

Residents frustrated with mobile home landlord

Eviction Prevention in Affordable Housing: Addressing Discrimination and Abuse

IFHC has filed two additional HUD complaints on behalf of two people with obvious disabilities. Housing provider decided internally that all leases that were in effect under the prior owner are the ones that they are working on now but have not informed any tenants of that fact. Their rent increases are purported to add charges to rent that are not allowed under the prior leases. IFHC has increased the number of tenants that it is helping as the rent increases have gone into effect, and tenants make decisions about whether they want to challenge the increase or not. Additionally, when Hurst credited the rent that they had unlawfully charged the tenants, most of those credits were incorrect. IFHC has been working with housing providers' attorney to correct those account ledgers, resulting in thousands of dollars being returned to tenants.

IFHC's direct advocacy has:

- Prevented mass evictions.
- Halted or reversed illegal rent increases for over two years.
- Helped recover an estimated \$750,000 in savings and reimbursements for tenants.
- Supported and empowered tenant leadership through co-op boards and tenant associations

Updates from Last Year

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/>

After a no-cause determination from HUD regarding the BLM matter and while the filing in The District of Idaho Federal Court, all Defendants offered to accept a judgement against them on all charges plus \$50k in exchange for a withdrawal of the second HUD complaint still in investigation at HUD/FHEO and a dismissal of the Federal case.

The Family accepted the offer on 5/20/2025.



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, 2024

Hear Somi's Story Here:

See Somi's message here:

<https://www.youtube.com/watch?v=Zc15JcJqEWI>

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



Updates from Last Year

We are pleased to announce that the U.S. Department of Housing and Urban Development (HUD) has issued a Charge of Discrimination in a case brought forward by IFHC on behalf of our client.

The case involves allegations of disability discrimination, specifically the denial of housing based on our client's need for an assistance animal.

The housing provider claimed an exemption from HUD requirements, asserting that the apartment complex did not have a large enough yard and therefore was not obligated to accommodate assistance animals.

HUD has rejected this justification, affirming that such a reason does not exempt housing providers from their obligations under the Fair Housing Act.

Our client has elected to have the case heard in federal court, and the U.S. Department of Justice will now take over prosecution. This development underscores the critical importance of upholding fair housing protections for individuals with disabilities, including the right to reasonable accommodations like assistance animals.

IFHC remains committed to advocating for equal access to housing and will continue to support our client through this next phase of the legal process.

Highlights In 2024-2025

We assisted an 88 year old woman who was being stalked by a fellow tenant from being eviction by educating the housing provider with their duty under the FHA to protect tenants from harassment. We are further assisting her with federal complaints against both the housing provider, as well as against the harassing neighbor, who has continued with his frightening actions against the complainant unabated.

We assisted a senior couple with a disabled adult daughter to able to remain in the mobile home they'd purchased in a mobile home park. We educated the Respondent about the Housing for Older Persons Act (HOPA), as well as the FHA so that the Respondents dropped their eviction proceedings. And now the disabled daughter is able to live with her parents permanently.



Highlights In 2024–2025



Housing Justice For All

A mother of five who was facing eviction after surviving physical domestic violence at the hands of her spouse had no where to go. She was living in an RV park and at risk of losing her housing when she came to us for help. We stepped in and fully educated the property managers on their obligations under the Fair Housing Act and the Violence Against Women Act. As a result, she was able to remain housed and begin rebuilding her life in safety and stability. Her story is one of many that show how essential this work is in protecting the rights of survivors and keeping families together..

Help Us
Save Fair
Housing



Highlights In 2024–2025



HEALTHY
FOOD



QUALITY
HEALTHCARE

Housing discrimination can
deny you many opportunities.



GREAT
SCHOOLS



BETTER
JOBS

Your race shouldn't affect your home, your health, your children, or your job. Under the Fair Housing Act, it is illegal for landlords and real estate agents to refuse to let you rent or buy a home because of your race. If you believe your rights have been violated, file a complaint with HUD. We all deserve to live in safe housing with access to opportunities.

Know your rights:
www.ifhcidaho.org or call 1-800-717-0695
Federal Relay Service 1-800-877-8339



Everyone has a right to fair housing.

A public service message from the U.S. Department of Housing and Urban Development in cooperation with the National Fair Housing Alliance. The federal Fair Housing Act prohibits discrimination because of race, color, religion, national origin, sex (including gender identity and sexual orientation), familial status or disability.



Education & Outreach

Targeted - Language English Proficiency (LEP)

- Created Curriculum - Fair Housing Basics in multiple languages. Completed Spanish and Swahili. ASL in the works.
- 5 Community meetings in multiple languages across multiple formats reaching 843 participants.
- Multiple Public Service Announcements, marketing and outreach opportunities reaching 419,895 across multiple mediums such as radio, print, and digital in other languages.

++
++
++
++

General - General Fair Housing EOI & LEP

- **8 online or in person events** to support underserved community members, with **252 participants**.
- **14 online or in person education or outreach projects** to reach **523 housing providers**.
- **6 educational events** regarding the history of Fair Housing and celebrating the 56th Anniversary of the FHA and the 30th Anniversary of IFHC with **348 participants**.
- Engaged in **multiple community meetings to discuss ABLE accounts, Individual Development accounts, and Special Purpose tax credits**
- **Created Addressing Hate in Idaho guide** which received **4314 views** in English and Arabic. And we have distributed 200 print copies.
- **Created Disaster Preparedness guide** received **4361 views** to date. Guide was developed through our website so can be translated into 105 different languages, consistently updated, and more accessible.

Social Media and Media

@IFHCIDAHO



META

151,378 impressions



OTHER PLATFORMS

17,338 impressions



EMAIL REACH

9891 (29% open rate)



PSA - PRINT/DIGITAL*

494,873 households



PSA-RADIO/OTHER*

258,639 households

932,119
touchpoints
to date

MULTIPLE LANGUAGES

HOUSING IS A HUMAN RIGHT

Keep your community safe

MAKE A GIFT TODAY

contact@IFHCIDAHO.org



PEI – Draft #s

Investigation and Enforcement

- 706 of 800 intakes.
- 133 of 100 intake follow-ups.
- 238 of 250 individuals fair housing allegations
- IFHC referred 13 fair housing complaints to HUD
- 3 of 3 systemic housing investigations
- 17 of 22 conciliations/mediations

- Assisted 33 of 45 people with RA/RM requests
- 48 of 40 people with disabilities and/or advocates for persons with disabilities.
- 7 of 12 recruited and trained testers
- 3 of 2 refresher trainings
- 28 of 40 phone tests
- 17 of 26 email tests
- 3 of 5 sales tests
- 3 of 6 site design and construction assessments

PEI – Draft #s

- Engaged in 5 or more collaborative activities with local/state jurisdictions to interact with them in support of efforts to affirmatively further fair housing by providing five (5) collaborative trainings in person or via web/teleconference per Entitlement City/State Area
- Conducted 5 collaborative meetings community partners in person or via web/teleconference 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, implementation and monitoring of fair housing plans using HUD's AFFH Tool.
- Provide a fair housing website/social media which will include useful tools for complying with AFFH reaching 4,000 views. Completed 5,049 of 4,000 views.
- Identify and document four (4) or more state or local actions which present fair housing barriers including but not limited to documentation of zoning restrictions, patterns of housing segregated 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 provide the documentation to local/state Entitlement Jurisdictions and or their sub-grantees to support actions which affirmatively further fair housing. Identified 5 of 4 documented.
- Engage in 9 targeted outreach efforts (such as meetings, activities, events, tabling events, etc.) using fair housing materials to low-income rural, recent immigrants (LEP), veterans and persons with disabilities, persons re-entering housing market from institutions, LGBT, and single female heads-of-households with children, homeless and others serving all protected classes reaching 100 persons. Grant total completed: 9 of 9 Reaching 384 of 100
- Provide fair housing counseling to 50 immigrants resulting in 5 fully jurisdictional complaints. Grant total: 77 of 50 persons counseled with 9 of 5 complaints/mediations.
- Provide counseling on discriminatory housing practices to 102 households. Grant total: 155 of 102
- Provide information to four (4) local/state officials on hate crimes related to housing issues. Grant total: 6 of 4 identified and 6 of 4 documented Housing Counseling
- Provide information to 70 landlords to inform them to affirmatively further fair housing. Grant total: 159 of 70 landlords provided AFFH information.

FHOI Grant

Investigation and Enforcement

- 282 of 300 intakes
- 35 of 40 allegations
- Recruited and trained 6 of 6 testers
- Conducted testing for disability, national origin, sex, race, & familial status, 10 tests support discrimination of the protected class disability
- Conducted 22 of 15 environmental tests, 4 supported discrimination
- Conducted 26 of 26 AI Bias tests, 5 supported discrimination
- IFHC referred 6 fair housing complaints to HUD

Educational and outreach efforts under this grant include

- Total 5 of 4 trainings for housing providers 257 of 200
- Total 4 of 4 trainings for consumers reaching 362 of 200
- Total 4 of 4 collaborative meetings for removal of environmental hazards.
- Total 4 of 4 collaborative meetings for implementation of Special Purpose Credit Programs to address AI bias and redlining.
- Total 4 of 4 collaborative meetings on ABLE accounts to address AI Bias and redlining.
- Total 4 of 4 collaborative meetings on Individual development accounts to address AI Bias and redlining.

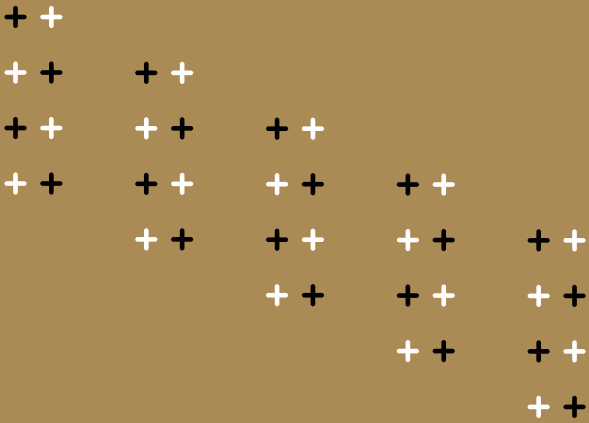




HOUSING IS HEALTHCARE
HOUSING IS HEALTHCARE
HOUSING IS HEALTHCARE
HOUSING IS HEALTHCARE
HOUSING IS HEALTHCARE
HOUSING IS HEALTHCARE
HOUSING IS HEALTHCARE

“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



\$25

Your gift of \$25 equals one hour of translation services which allows us to engage with people whose first language is not English. We do approximately 500 hours of translation and interpretation annually to ensure all Idahoans understand their Fair Housing Rights.

\$44

Our goal is to ensure that residents in all 44 counties of Idaho have access to Fair Housing education, materials, and resources. The first observation many people who attend a Fair Housing training is ... "I did not know that." Your gift of \$44 a month will help us get Fair Housing information to all 44 counties. What county will cover?

\$75

Your gift of \$75 helps us make that first connection. When we receive a call from a household in a housing crisis, that first intake can take time, requires intricate details, and gives us a clear understanding of the crisis situation for next steps and solutions. In Idaho we can do between 1000-2000 intakes per year.



\$250

IFHC protects households going through an improper eviction process and with direct representation of a fair housing claim. Your gift of \$250 helps us prep a single household in crisis through eviction court. We currently have been working with 7 mass eviction cases in the last two years as the manufactured home parks in Idaho have fallen to predatory landlords.

\$500

Your gift of \$500 adds eviction protection for your neighbor, it ensures a staff attorney is present at any eviction hearing and has direct representation of a fair housing claim. Our neighbors and community members deserve representation to ensure safe, fair, and accessible housing is available to all.

You can give Fair Housing at:

Website: www.ifhcidaho.org

Venmo: @ifhcidaho

Send a check: IFHC, 2201 Woodlawn, Suite #1, Boise ID 83702