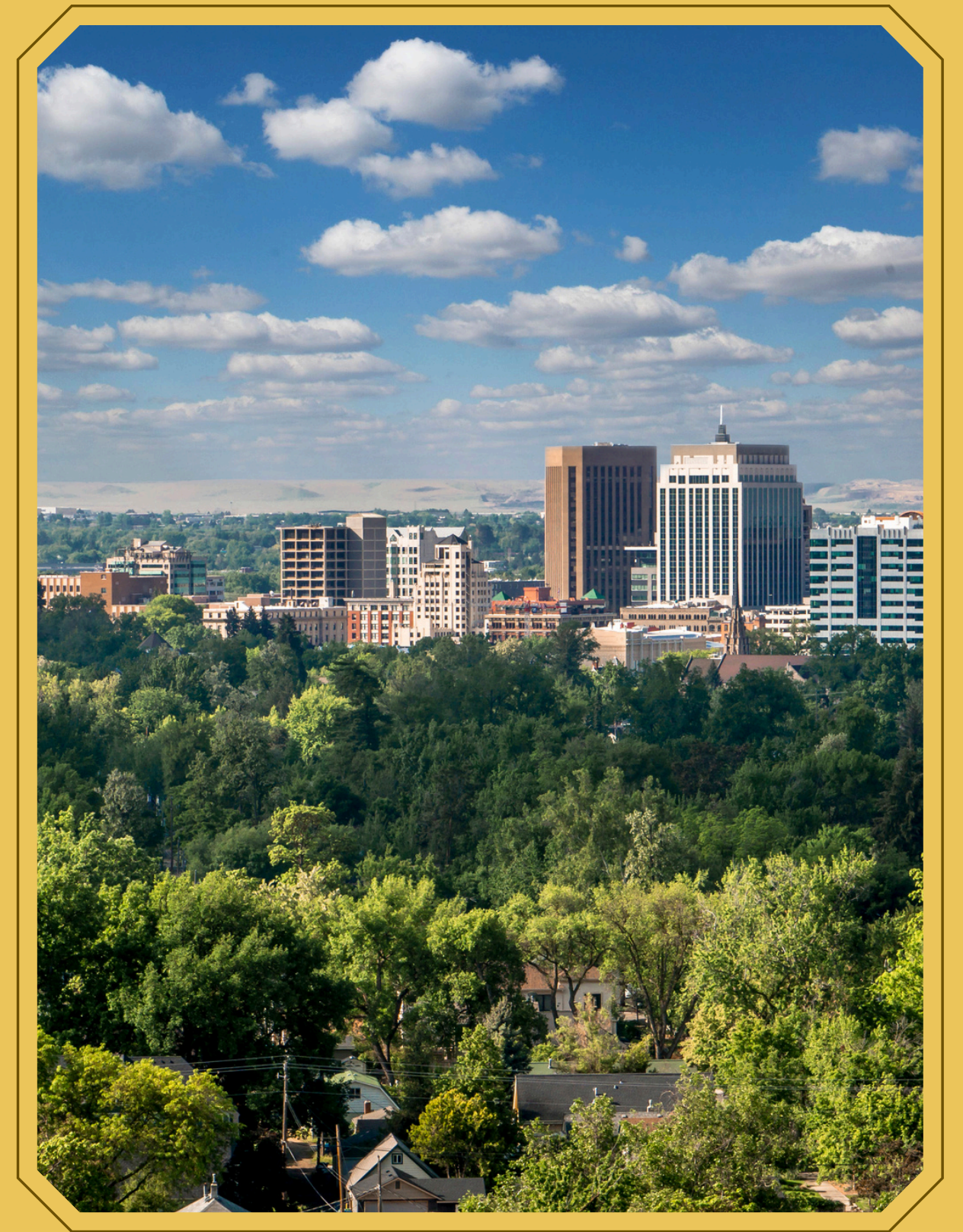


FAIR HOUSING IN IDAHO



Disclaimer

I am not an attorney. I am not here to give you legal instruction or advice.

I am here to provide educational information about the Fair Housing Act, Tenant Rights under the FHA, and hot topics around the Fair Housing Act.

This presentation does not replace an attorney. If you have a situation that requires attention, please, contact your attorney.



Intermountain Fair Housing Council (IFHC)

IFHC is a nonprofit organization whose mission **is to advance equal access to housing for all persons without regard to race, color, sex, religion, national origin, familial status, or disability.**

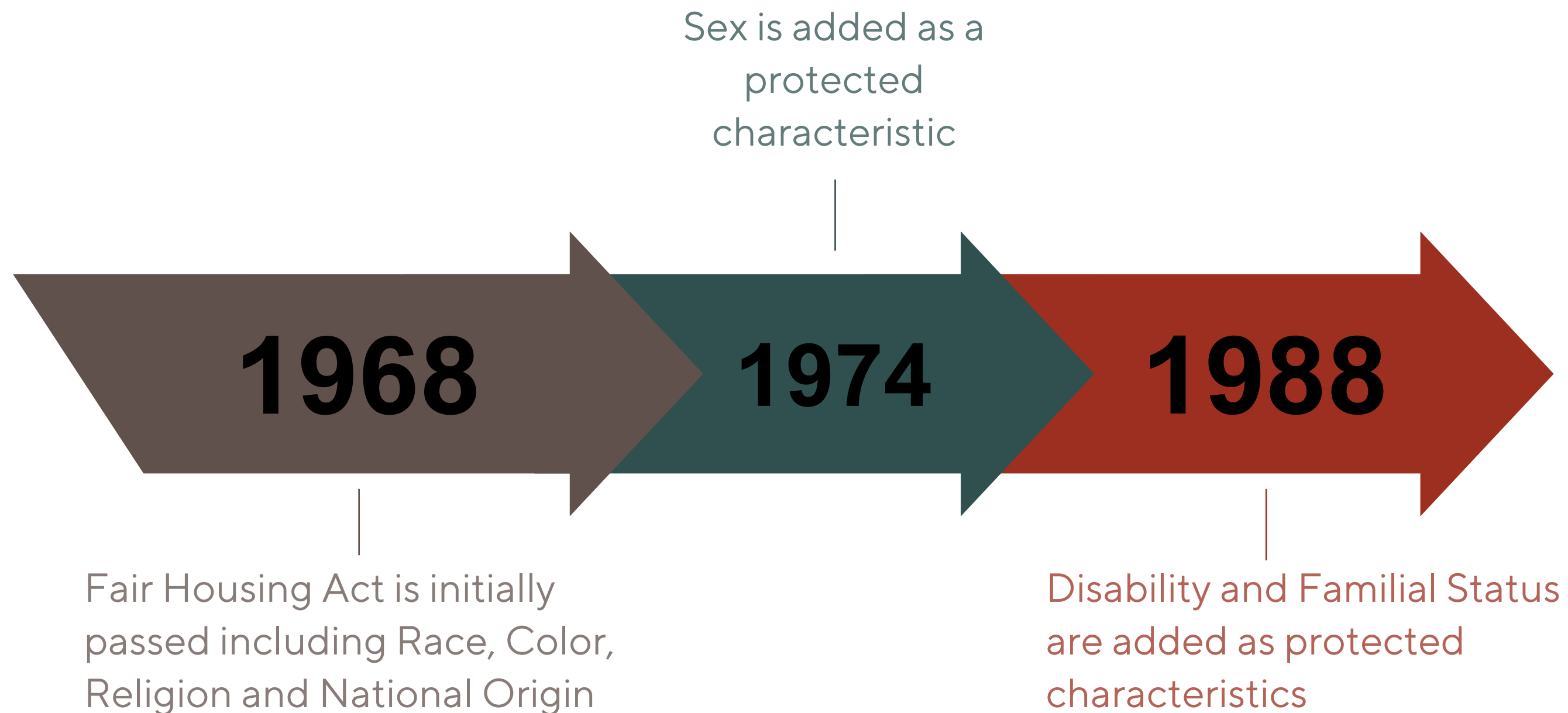
The IFHC attempts to eradicate discrimination through education of the fair housing laws, housing information and referrals, housing counseling and enforcement including filing complaints under the Fair Housing Act and the Idaho Human Rights Act.

www.ifhcidaho.org

@ifhcidaho

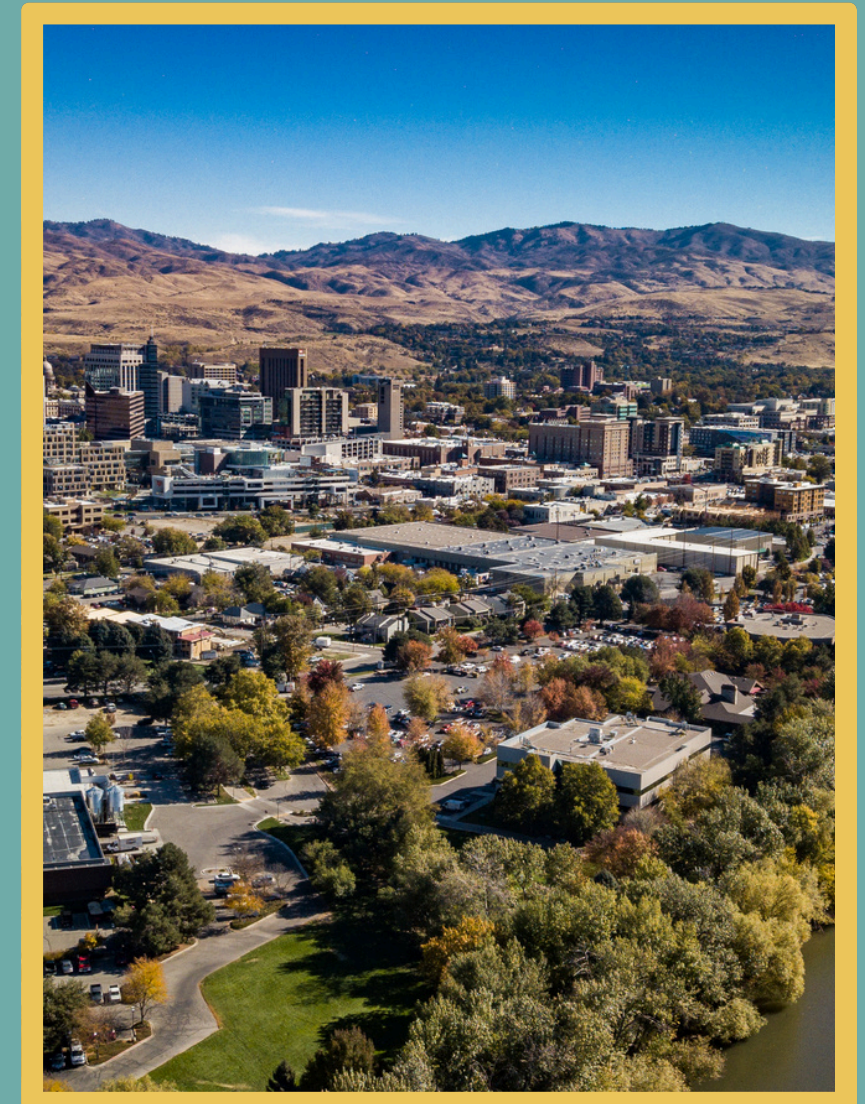
The Fair Housing Act

The Fair Housing Act, Title VIII of the Civil Rights Acts, prohibits discrimination in housing.



Fair Housing Matters (42 U.S.C. sec. 3608)

- **Where you live impacts your life and others:**
 - What school your children go to
 - Your ease of access to work, doctors, food, recreation, etc.
 - Physical dangers you and your loved ones may be exposed to
- **Where you live impacts the community:**
 - Fair Housing ensures a good place for businesses to locate
 - Just access to housing and basic needs such as food and health care promotes economic growth and welfare for all



The Four Elements of a Fair Housing Case

Element I

A member of a protected characteristic was discriminated against

Element II

The dwelling is one of four or more units or properties owned by the person or entity in the business of housing

Element III

The action in question is discriminatory based on a protected characteristic

Element IV

It is within the time limitations (Statute of Limitations)

The 7 Protected Characteristics:

- Race
- Color
- National Origin
- Religion
- Sex
- Disability
- Familial Status



Element I:

The Discriminatory Act(s)
Impacted Someone of a
Protected characteristic

Element II:

Housing Type/ Transactor is Covered Under the Act

(including but not
limited to ...)

Types of Housing

- Condominiums
- Duplexes
- Multi-Unit Dwellings
- (Apartments) with 4 or more units
- Manufactured Homes
- Group homes for addiction recovery
- Seasonal bungalows
- Private homes
- Vacant land
- Homeless Shelters
- Shelters for victims of domestic violence
- Hospice
- Nursing Homes
- Assisted Living Centers
- More

Types of Transactors

- Advertising media
- Rental agents
- Housing Agents/Managers
- Real Estate Brokers and Salespersons
- Homeowners
- Insurance agencies
- Homebuilders
- Banks, Savings and Loan Associations, Mortgage Lenders or other financial institutions
- Developers and contractors
- Condominium developers or owners
- Homeowner and Condo Owner Associations
- More



Element III:

A Discriminatory Act
Has Occurred

Examples →

Making Housing Unavailable

- 42 U.S.C. sec. 3604(a); examples at 24 CFR sec. 100.60

Discriminatory Terms and Conditions

- 42 U.S.C. sec. 3604(b); examples at 24 CFR sec. 100.65

Discriminatory Statements

- 42 U.S.C. sec. 3604(c); examples at 24 CFR sec. 100.75

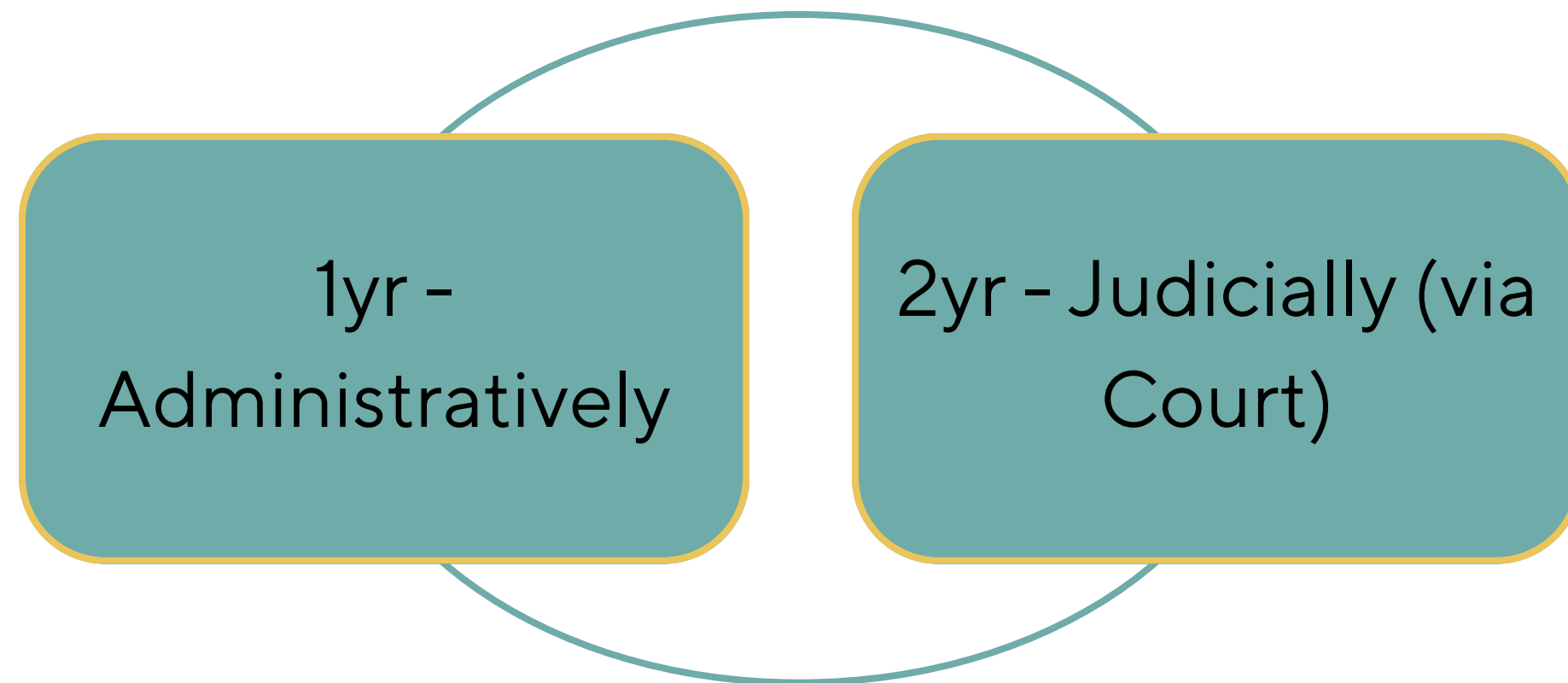
Steering

- 42 U.S.C. sec. 3604(d); examples at 24 CFR sec. 100.80

Coercion and Intimidation

- 42 U.S.C. sec. 3617

1. Complaints must be filed through the administrative process within one (1) year of the date of discrimination.



2. If reasonable cause (there was discrimination) is found, then a charge will be issued and may:

- Go to trial before an administrative law judge
- Go to court where the complaint will be represented by the Justice Department

Element IV:

Within the Statute of Limitations

For assistance contact Intermountain Fair Housing Council!

- Visit our website www.ifhcidaho.org
- Call (208) 383 - 0695
- Email contact@ifhcidaho.org

