

FAIR & AFFORDABLE HOUSING COMMISSION



Eija Sumner
Commission Chair
FAHC@ci.moscow.id.us

Regular Meeting
~Minutes~

Lucy Falcy
Staff Liaison
208.883.7095

<https://www.ci.moscow.id.us/358/Fair-Affordable-Housing-Commission>

Thursday
August 7, 2025

5:15 PM

Haddock Building
504 S. Washington Street

Baukol called the meeting to order at 5:15 PM

MEMBERS PRESENT: Randy Baukol, Vice Chair; Jo Ellen Force, Leah Halterman, Sage McCetich, Eija Sumner, Nathan Tupper, Jennifer Wallace
MEMBERS ABSENT: Juan Albaitero, Ellen Peterson
OTHERS: Julia Parker
STAFF: Lucy Falcy, Michael Ray

REGULAR AGENDA

1. Approval of Minutes from June 5, 2025 (ACTION ITEM)

Presentation of minutes for approval.

Force moved for approval of the minutes as presented, seconded by Wallace. Roll Call Vote: Ayes: Baukol, Force, Halterman, McCetich, Tupper (5). Nays: None. Abstentions: Sumner, Wallace (2). Motion carried.

Wallace arrived at 5:19 PM

2. Public Comment

Members of the public may speak to the Commission regarding matters NOT on the agenda or currently pending before the Commission. Please state your name and city of residence for the record and limit your remarks to three (3) minutes.

Kristi Accola, Moscow, spoke on their experience with reachability and accessibility in homes in Moscow. They requested that these topics be more widely considered during renovation and new construction projects (see attached).

Sumner arrived at 5:21 PM

3. Moscow Community Housing Authority Discussion (ACTION ITEM)

The Commission will discuss the creation of a housing authority in Moscow and whether to forward a recommendation on to the City Council.

Nils Peterson, Executive Direction for Hills & Rivers Housing Trust, talked about a proposed Moscow Housing Authority and provided a presentation of revised information (see attached). The Commission agreed that they would like to see this idea move forward.

McCetich moved to recommend that City Council pursue the formation of a Moscow Housing Authority, seconded by Baukol. Roll Call Vote; Ayes: Unanimous (7). Nays: None. Abstentions: None. Motion carried.

REPORTS

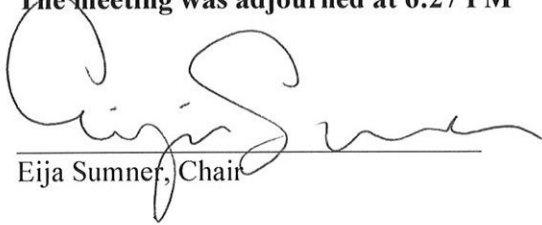
- Force reported that the Intermountain Fair Housing Council has begun fundraising and shared a letter requesting donations (see attached).
- Parker mentioned that there may be a new affordable housing development that will potentially be built on Warbonnet Drive.

ANNOUNCEMENTS

UPCOMING EVENTS / MEETINGS

The next Fair & Affordable Housing Commission meeting is scheduled for September 4, 2025.



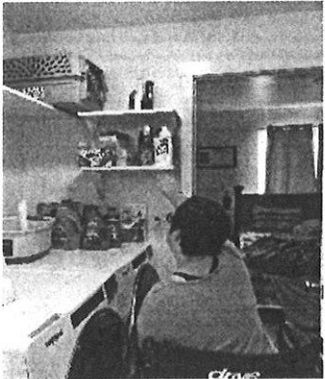
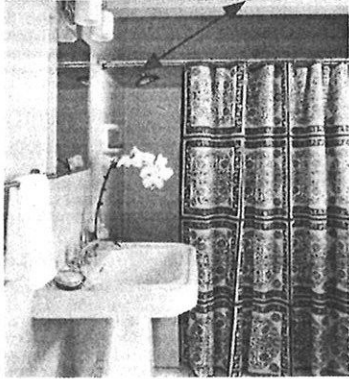
The meeting was adjourned at 6:27 PM

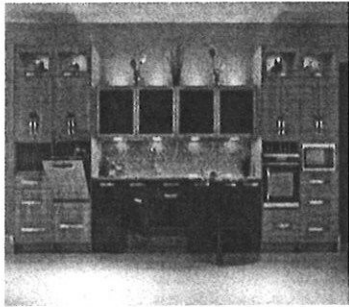
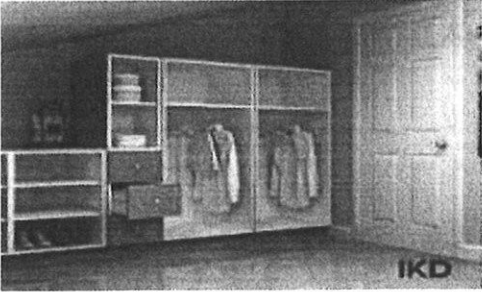
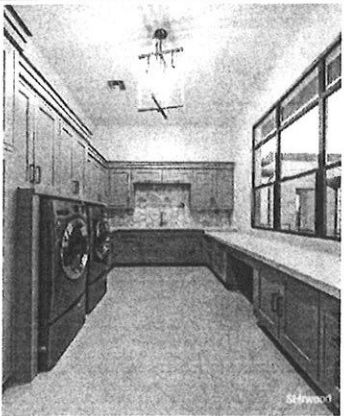
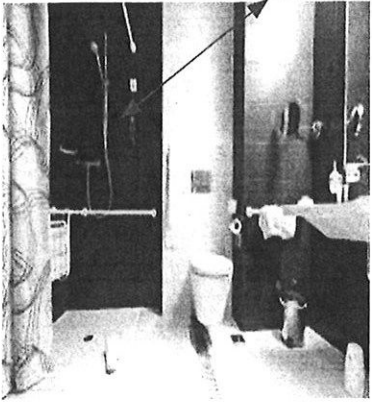


Eija Sumner, Chair

9/4/2025

Date

Reachability not Considered	
Kitchens	Bedrooms
	
Laundry Rooms	Bathrooms (Shower Head Placement)
	

Reachability Considered	
Kitchens	Bedrooms
	
Laundry Rooms	Bathrooms (Shower Head Placement)
	

REACHABILITY AS IT RELATES TO HOUSING

Goal of attendance at this meeting is to bring reachability to the attention of ALL builders and property managers everywhere.

- I believe builders, property managers and residents have the same thing in common: everyone wants to build, manage or live in a comfortable, inclusive environment. People affected by reachability include people with disabilities, senior citizens, and those that have poor balance. I've included photos of reachable items/areas in a general living space and vs. some that are not reachable.
- My desire is to take the best out of the building code, including guidance from the ADA, to make more inclusive homes that enable independence for all.

For those that are not able to consider reachability (time and resources are involved), I have included a portion of the Americans with Disabilities Act (ADA) as it relates to reasonable modifications and housing.

ADA AS IT RELATES TO REASONABLE MODIFICATIONS AND HOUSING

When a resident wishes to modify a dwelling unit under the reasonable modification provisions of the Fair Housing Act, the resident may do so. The landlord/manager may require that the modification be completed in a professional manner under the applicable building codes and may also require that the resident agree to restore the interior of the dwelling to the condition that existed before the modification, reasonable wear and tear excepted.

Sec 504 coverage of dwellings that received federal funds would require that the landlord cover some of the needed changes as long as doing so would not create an undue burden.

A Housing Authority in Moscow

Nils Peterson
Executive Director
Hills and Rivers Housing Trust
Aug 7, 2025

1

Affordable Housing definitions

- affordable (small "a") housing is inexpensive market rate housing. There is often Naturally Occurring Affordable Housing (NOAH), as a result of age, location, or other features. This housing may come and go over time. At one time, mobile home parks were NOAH.
- Affordable (capital "A") housing is actively created to be below market rate. It requires an intervention, typically a subsidy
 - One time Affordable, become market rate at second sale
 - Permanently Affordable, requires intervention to maintain affordability

2

What a Housing Authority DOES NOT do

- Levy taxes (In Idaho law, a housing authority has no ability to levy taxes.)
- Regulate building codes or plans
- Change zoning ordinances
- Regulate activities by private developers

3

What a Housing Authority CAN do

- Accept donations (of land or other valuables) from other governmental organizations.
- Partner with other governmental and non-governmental organizations
- Accept grants for projects and operations
- Act as a developer of real estate projects
- Own real property (apartments) & lease to others
- Borrow money at favorable rates

4

Protecting affordability over time

- Because a Housing Authority is a legally created, quasi-governmental entity, it can persist even with limited funding
- Deeds and Titles that preserve affordability can be vested in the Housing Authority

5

Funding a new Housing Authority

- It will be scrappy at first: a working board, writing small grants, while seeking a first project and first Director
- Collaborative support from partners (e.g. shared office space)
- Large “capacity building” grants (e.g. Murdock Charitable Trust)
- Many sources of development funding allow the idea of “Developer Fees” often 10% of the project cost.
- Operating a project (e.g. rental apartments) can generate income
- Money could be borrowed and re-loaned to a project at a premium to earn income

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Housing Justice For All

Intermountain Fair Housing Council

Concilio de Vivienda Justa
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Boise, Idaho 83702
Phone: (208)383-0695
Toll Free: (800)717-0695
Fax: (208) 383-0715
Email: contact@ifhcidaho.org
www.ifhcidaho.org

To Whom It May Concern:

A few years ago, in Boise, Idaho, Somi and Jenna Ekwealor awoke to a message from their homeowner's association demanding they take down their Black Lives Matter flag. While they're new to the neighborhood, Somi grew up in Boise, and they were eager to build a life here. As their complaints are met with silence, the Ekwealors begin to wonder if they're welcome in Idaho after all.

In Moscow, residents of the Abiel Mobile Home Community suddenly find themselves facing untenable rent hikes when their communities are acquired by another large real estate company. With their payments inflated by half, they fear that if nothing changes soon, they may be left homeless in the winter cold.

These stories of real Idahoans reflect the startling truth that every day, tenants and homeowners alike face crises that threaten to disrupt or even take away their housing security. All too often, these tenants and homeowners are left defenseless without the knowledge that they have rights and there are people who can represent them.

Fortunately, the Idahoans in these cases found the organization in Idaho that assists with fair housing crises and eviction prevention. Intermountain Fair Housing Council (IFHC) assists clients who are experiencing housing discrimination and eviction prevention among other housing issues. IFHC can assist with education on fair housing laws, housing information and referral, assistance with mediating or filing fair housing complaints, and eviction prevention. To IFHC, housing is more than a place of residence: it's well-being. It's healthcare. It is a right—one Intermountain Fair Housing Council works tirelessly to secure.

But what would happen to these families if IFHC was no longer available? This is a possibility we must face together. The funding for housing protections, housing security, and housing discrimination in Idaho are all in jeopardy as our federal grants have been cancelled and unawarded this year. There is no guarantee that funding will be reinstated. That's why I'm asking you to support Fair Housing in Idaho. I support fair housing because I believe housing is an important part of everyone's health and well-being and is a right, just like food security.

IFHC needs at least \$500,000.00 each year to ensure the staff are available to respond to the thousands of households in Idaho in housing crisis. This may seem like a huge sum, but if we share the load, we can ensure all Idahoans have access to housing. Would you consider a gift of \$50 or more? If you can, please consider giving monthly, I am. And here's where you can set that up: <https://ifhcidaho.org/donation-metrics/>. You may also donate here: [Idaho Fair Housing | Eviction Assistance | Housing Resources](#) or mail a check to our address at 2201 Woodlawn Ave., Suite 1; Boise, Idaho 83702.

Thank you for your time and consideration, please reach out to me with any questions you may have.

Sincerely,

Jo Ellen Force, member of the Moscow Fair and Affordable Housing Commission

Sample email to send as a board member and staff person (insert your name and email):

Dear,

I hope this message finds you well. I am reaching out on behalf of Intermountain Fair Housing Council, an organization dedicated to **ensuring 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 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. We are committed to fair housing as it allows veterans to get the reasonable accommodations needed to live independently in their home and allow folks to have the ramps and accessible parking spots needed as they are living with a physical disability.

As we continue our efforts to maintain Fair Housing work in Idaho, we are reaching out to supporters/friends/community members/businesses like you to help us meet our financial needs and achieve our goals. We need the funding to keep our door open, to continue the current 900 to 1,000 housing intakes, a case load of 200, and over 30 complaints filed at HUD and 100 eviction preventions in court per year.

Your generous support would go a long way in helping us run our programs and provide services. Any contribution, no matter the size, will make a significant difference to those we serve. You may donate here: [Idaho Fair Housing | Eviction Assistance | Housing Resources](#) or mail a check to our address at 2201 Woodlawn Ave., Suite 1; Boise, Idaho 83702 or via our QR Code found here:



We would be deeply grateful for your consideration of this request. If you're interested, we would be happy to provide more details about our programs and how your support will directly benefit our mission. Additionally, we would love to invite you to view our annual report so you can see all we do <https://ifhcidaho.org/annual-reports/>.

Please feel free to contact me directly at 208-383-0695 or zolson@ifhcidaho.org if you have any questions or would like more information. We look forward to the possibility of partnering with you to create positive changes.

Thank you for considering this opportunity to support the Intermountain Fair Housing Council. We are grateful for your time, attention, and any support you can provide.

Warm regards,

Zoe Ann Olson
Executive Director
Intermountain Fair Housing Council

IFHC Stats for each area for the past 8 years:

Pocatello 321 cases including a current systemic investigation of housing providers based on disability discrimination in which housing providers are screening out people with disabilities using algorithmic bias in screening.

Bannock County 315 cases

Idaho Falls 156 cases

Bonneville County 149

Rexburg 89 cases including a systemic investigation based on disability discrimination in which housing providers are screening out PWD using algorithmic bias.

Madison County 81 cases

Twin Falls County 299 cases

Twin Falls 270 cases including denial of RAR for an assistance animal and difference in treatment based on national origin.

Jerome 41 cases

Burley 32 cases

Hailey 21 cases

Victor 14 cases

Ada County 2632

Boise 2083 Disability, land use, PWD AA, national origin and race and HOA. 2 greystar and wheelchair

Meridian 246 cases including a systemic investigation based on disability discrimination in which housing providers are screening out PWD using algorithmic bias. Race, National Origin, Disability, Familial status.

Eagle 91 cases based disability, religion, race, sex

Garden City 169 cases

McCall 11 cases

Nampa 514 cases involving race, national origin, disability, religion

Caldwell 333 cases involving national origin, disability

Canyon County 851 cases

Moscow 198 cases involving disability, race, sex, national origin, religion, Familial status

Lewiston 344 cases involving disability, race, sex, national origin, religion, Familial status

Nez Perce County 337 cases

Latah County 210 cases

CDA 24 cases

Post Falls 141 cases

Sandpoint 50 cases

Kellogg 20 cases

Kootenai County 468

Shoshone County 52

We helped over 1,100 Idahoans obtain over \$1 million in rental assistance during the pandemic, and for over three years, IFHC has kept hundreds of mobile home park tenants housed without rent increases in 10 parks from North to Central Idaho and recovered over \$750,000 in unlawful rental charges from their out of state landlord.