

# FAIR & AFFORDABLE HOUSING COMMISSION



Eija Sumner  
Commission Chair  
[FAHC@ci.moscow.id.us](mailto:FAHC@ci.moscow.id.us)

**Regular Meeting**  
~Agenda~

Lucy Falcy  
Staff Liaison  
208.883.7095

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

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**Thursday**  
**March 5, 2026**

**5:15 PM**

**Haddock Building**  
**504 S Washington Street**

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## WELCOME AND ATTENDANCE

### REGULAR AGENDA

#### 1. **Approval of Minutes from February 12, 2026 (ACTION ITEM)**

Presentation of minutes for approval, including annotations to reflect two (2) violations of Idaho Open Meeting law.

**PROPOSED ACTIONS:** Approve minutes as presented; approve minutes with amendments; or provide staff further direction.

#### 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.

#### 3. **Idaho Open Meeting Law Review – Nichol Baird Spencer**

The recent violations of Idaho Open Meeting Law necessitate training for the Commissioners regarding their duty to follow Idaho State Code to ensure transparency in decision-making.

#### 4. **FY2026 Budget Update (ACTION ITEM)**

Recent communication with Intermountain Fair Housing Council (IFHC) indicates that providing fair housing training in 2026 might now be feasible. Staff propose to renew discussion regarding the FY2026 budget of \$750 for the possibility of pursuing the training.

**PROPOSED ACTION:** Discuss topic and provide staff with direction as deemed appropriate.

#### 5. **Moscow Housing Authority Letter (ACTION ITEM)**

Revisit the letter from September 24, 2025 to City Council regarding a Moscow Housing Authority. On February 12, 2026, during the Fair & Affordable Housing Commission's regular meeting, the Commission voted to direct staff to update the recommendation letter regarding a Moscow Housing Authority. This action was done in violation of Idaho Code § 74-204(4) as this item was not properly noticed on the February 12, 2026, agenda as an "action item". Pursuant to Idaho Code § 74-208(1), the action voted on regarding the recommendation letter is null and void and will be cured through this meeting.

**NOTICE:** It is the policy of the City of Moscow that all City-sponsored public meetings and events are accessible to all people. If you need assistance in participating in this meeting or event due to a disability under the ADA, please contact the City's ADA Coordinator by phone at (208) 883-7600, TDD (208) 883-7019, or by email at [adaordinator@ci.moscow.id.us](mailto:adaordinator@ci.moscow.id.us) at least 48 hours prior to the scheduled meeting or event to request an accommodation. The City of Moscow is committed to ensuring that all reasonable accommodation requests are fulfilled.

**PROPOSED ACTION:** Discuss topic and provide staff with direction as deemed appropriate.

**6. 2026 Idaho House Bill 557 (ACTION ITEM)**

Discuss the proposed 2026 Idaho House Bill 557 and possible impacts for Moscow and Ordinance No. 2013-06. On February 12, 2026, during the Fair & Affordable Housing Commission’s regular meeting, the Commission voted to direct staff to draft a letter to City Council regarding House Bill 557 and its potential effects on fair housing in Moscow. This action was done in violation of Idaho Code § 74-204(4), as this item was not properly noticed on the February 12, 2026, agenda as an “action item”. Pursuant to Idaho Code § 74-208(1), the action voted on regarding the letter is null and void and will be cured through this meeting.

**PROPOSED ACTION:** Discuss topic and provide staff with direction as deemed appropriate.

**7. Hills & Rivers Housing Trust Update – Nils Peterson**

Executive Director for Hills and Rivers Housing Trust, Nils Peterson, will provide an update on work being done on the Palouse.

**REPORTS**

**ANNOUNCEMENTS**

**UPCOMING EVENTS / MEETINGS**

The next Fair & Affordable Housing Commission meeting is scheduled for April 2, 2026.

**ADJOURN**

# FAIR & AFFORDABLE HOUSING COMMISSION



Eija Sumner  
Commission Chair  
[FAHC@ci.moscow.id.us](mailto: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>

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**Thursday**  
**February 12, 2026**

**5:15 PM**

**Haddock Building**  
**504 S. Washington Street**

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**Sumner called the meeting to order at 5:19 PM**

MEMBERS PRESENT: Eija Sumner, Chair; Juan Albaitero, Randy Baukol, Ellen Peterson, Nathan Tupper  
MEMBERS ABSENT: Jo Ellen Force, Leah Halterman, Jennifer Wallace  
OTHERS: Evan Holmes  
STAFF: Lucy Falcy

## REGULAR AGENDA

### 1. Approval of Minutes from January 8, 2026 (ACTION ITEM)

*Presentation of minutes for approval.*

Tupper moved for approval of the minutes as presented, seconded by Baukol. Roll Call Vote: Ayes: Unanimous (5). Nays: None. Abstentions: None. Motion carried.

### 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.*

None offered.

### 3. Introduction of New City Council Liaison – Evan Holmes

Falcy introduced Holmes as the 2026 council liaison, who spoke about his experience as a contractor and willingness to work with the Commission as liaison. There was a conversation regarding the recommendation letter that the Commissioners sent to City Council on a Moscow Housing Authority last September.

\*Albaitero moved to direct Staff to update the recommendation letter regarding a Moscow Housing Authority and send it to Council, seconded by Baukol. Roll Call Vote: Ayes: Unanimous (5). Nays: None. Abstentions: None. Motion carried.

**\*Please note, the action taken for this agenda item was a violation of Idaho Code § 74-204(4) as this item was not properly noticed on the agenda as an “action item”. Therefore, pursuant to Idaho Code § 74-208(1), the action voted on regarding the recommendation letter is null and void and will be placed on the next meeting agenda as an action item to cure the violation.**

### 4. Upcoming Year Planning Continued (ACTION ITEM)

*Report back on assigned tasks.*

*Continue discuss regarding possible action items for the year that align with powers and duties of the Commission and the allocated budget (\$750).*

The Commission shared various updates on the progress they made in researching options for this year's plans and use of their limited budget. There was a discussion about ways to get partners to do training for free as well as other possibilities.

Albaitero moved to update and print new informational material in FY2026, and to use any remaining FY2026 funds on advertising, as discussed. Motion seconded by Peterson. Roll Call Vote: Ayes: Unanimous (5). Nays: None. Abstentions: None. Motion carried.

**5. 2027 Fiscal Year (Oct-September) Budget Request (ACTION ITEM)**

*Continue Commission action discussion to outline likely budget needs for 2027 fiscal year and propose a budget request amount.*

There was a brief discussion regarding working to schedule a fair housing training event in 2027 and what funding would be needed for that.

Baukol moved to approve the Fair & Affordable Housing Commission FY2027 budget request of \$3,600 for training and supplies as discussed. Peterson seconded. Roll Call Vote; Ayes: Unanimous (5). Nays: None. Abstentions: None. Motion carried.

**REPORTS**

Staff shared an update on an Idaho State bill potentially affecting fair and affordable housing in Moscow. House Bill (HB) 557 could have an impact on the Commissions current brochures and other informational materials. There was a short discussion regarding adding a legislative update to the April meeting agenda.

\*Peterson moved to direct Staff to draft a letter to City Council regarding HB 557 and its potential effects on fair housing in Moscow, seconded by Albaitero. Roll Call Vote; Ayes: Unanimous (5). Nays: None. Abstentions: None. Motion carried.

*\*Please note, the action taken for this agenda item was a violation of Idaho Code § 74-204(4), as this item was not properly noticed on the agenda as an "action item". Therefore, pursuant to Idaho Code § 74-208(1), the action voted on regarding the letter to City Council regarding HB 557 is null and void and will be placed on the next meeting agenda as an action item to cure the violation.*

**ANNOUNCEMENTS**

**UPCOMING EVENTS / MEETINGS**

*The next Fair & Affordable Housing Commission meeting is scheduled for March 5th, 2026.*

**The meeting was adjourned at 6:24 PM**

\_\_\_\_\_  
Eija Sumner, Chair

\_\_\_\_\_  
Date



Heart of the Arts



## Fair & Affordable Housing Commission

A Volunteer Commission of the City of Moscow



Lucy Falcy  
Planner I  
Staff Liaison

Bill Belknap  
City Administrator



Regular Meeting Time:  
First Thursday  
of the month  
5:15 p.m.

First Floor Conf Room  
of Haddock Building

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Please check with City  
Hall to confirm meeting  
times or to volunteer for  
this or other City  
Commissions



Fair & Affordable Housing  
Commission  
c/o Lucy Falcy  
Haddock Building  
504 S Washington St  
Moscow, ID 83843-1703

Website: [www.ci.moscow.id.us](http://www.ci.moscow.id.us)

City Hall  
206 East Third Street  
Phone (208) 883-7000  
Fax (208) 883-7018

Hearing Impaired (208) 883-7019



September 24, 2025

City Council  
City of Moscow  
PO Box 2903  
Moscow, Idaho 83843

Re: Establishment of a Moscow Housing Authority

Dear Mayor and Members of the Moscow City Council:

The City of Moscow Fair and Affordable Housing Commission (FAHC) is charged with advising the City on matters pertaining to Fair Housing practices and housing affordability within the community. In June 2024, the Commission presented the Council with a letter supporting the City of Moscow's involvement in a regional housing authority, together with efforts within Latah County. Ultimately, Latah County did not pursue a regional housing authority, but the opportunity to pursue a local housing authority remains. As a Commission, we remain in strong support of actions that can help facilitate the creation of more housing opportunities for both affordable rentals and affordable home ownership for the residents of Moscow.

Over the last six months, an outside group of community members advocating for the creation of a housing authority in Moscow has been attending and providing information at FAHC meetings. The Commission discussed the topic of a housing authority in Moscow at their meetings this year from February through August, and on August 7, 2025 the Commission voted to draft this recommendation letter in support of the creation and promotion of a Moscow Housing Authority (MHA). As a quasi-governmental agency, a housing authority is a flexible tool with capabilities beyond those of local affordable housing nonprofits. As allowed per Idaho Code §15-1904, a housing authority would be board-run and could support affordable housing in Moscow by:

- Applying for, accepting, and utilizing or redistributing federal and state grants currently unavailable to affordable housing nonprofits;
- Acquiring public land for affordable housing projects; and
- Borrowing and lending funds at lower interest rates than are available to private agencies.

We understand that financing such an endeavor is a concern and hope that after the initial start-up effort, the MHA would be self-sustaining via grants and development income.

*City Commissions are advisory to the Mayor and City Council  
and this communication does not represent the official position of the City of Moscow.*



Much like the creation of the Moscow Affordable Housing Trust (now the Hills and Rivers Housing Trust) in 2009, it is anticipated that it will take several years to get a housing authority off the ground. There are many passionate people in the community who wish to see affordable housing addressed, and the longevity and success of the Hills and Rivers Housing Trust has demonstrated both the support of the community as well as the ability of a local housing organization to build from the ground up to be self-sustaining. Addressing housing affordability requires a comprehensive approach that should include utilizing a housing authority.

This Commission would like to urge the Mayor and members of City Council to pursue this endeavor and, in accordance with Idaho Code §15-19, pass a resolution establishing a local housing authority. We are committed to providing any input or assistance as may be deemed helpful.

Thank you for considering this important matter and please do not hesitate to contact me if the Commission can be of any assistance in this effort.

Sincerely,

A handwritten signature in blue ink, which appears to read "Eija Sumner". The signature is fluid and cursive, with the first name "Eija" and the last name "Sumner" clearly distinguishable.

Eija Sumner, Chair  
Moscow Fair and Affordable Housing Commission



IN THE HOUSE OF REPRESENTATIVES

HOUSE BILL NO. 557

BY LOCAL GOVERNMENT COMMITTEE

AN ACT

1 RELATING TO THE COMMISSION ON HUMAN RIGHTS; AMENDING CHAPTER 59, TITLE 67,  
2 IDAHO CODE, BY THE ADDITION OF A NEW SECTION 67-5913, IDAHO CODE, TO PRO-  
3 VIDE FOR UNIFORMITY IN LOCAL GOVERNMENT ANTIDISCRIMINATION ORDINANCES;  
4 PROVIDING SEVERABILITY; AND DECLARING AN EMERGENCY AND PROVIDING AN EF-  
5 FECTIVE DATE.  
6

7 Be It Enacted by the Legislature of the State of Idaho:

8 SECTION 1. That Chapter 59, Title 67, Idaho Code, be, and the same is  
9 hereby amended by the addition thereto of a NEW SECTION, to be known and des-  
10 ignated as Section 67-5913, Idaho Code, and to read as follows:

11 67-5913. UNIFORMITY IN LOCAL GOVERNMENT ANTIDISCRIMINATION ORDI-  
12 NANCES. (1) The legislature finds and determines that:

13 (a) Local governments and political subdivisions of the state maintain  
14 their authority at the pleasure of the state, and the state may restrict  
15 the scope of power wielded by local governments and preempt the ordi-  
16 nances and policies promulgated by local governments;

17 (b) Through their local ordinances and policies, many municipal cor-  
18 porations and subdivisions in the state of Idaho have expanded antidis-  
19 crimination regulations beyond those adopted by the Idaho legislature;

20 (c) Market entry and economic growth are hindered by an incongruous  
21 patchwork of antidiscrimination ordinances. Consistent and uniform  
22 requirements offer stability to businesses, organizations, and employ-  
23 ers that results in increased economic activity and market expansion;

24 (d) Local government antidiscrimination ordinances are frequently  
25 weaponized to coerce persons engaged in business to choose either to vi-  
26 olate their sincerely held moral, philosophical, and religious beliefs  
27 or to leave the market altogether; and

28 (e) The Idaho legislature has a legitimate governmental interest in  
29 providing consistent and uniform antidiscrimination regulations in  
30 every community across the state by preempting local government an-  
31 tidiscrimination policies that modify, supplement, or expand on state  
32 antidiscrimination law.

33 (2) A local governmental entity shall not promulgate or enforce any or-  
34 dinance, resolution, policy, regulation, or decree that implements any an-  
35 tidiscrimination practice, standard, definition, or provision pertaining  
36 to employment, housing, educational institutions, or public accommodations  
37 that modifies, supplements, or expands on:

38 (a) The provisions of this chapter; or

39 (b) Other discriminatory practices recognized by state law, provided  
40 that the local governmental entity may prohibit such discrimination  
41 only to the extent recognized by the state.

1 (3) Nothing in this section shall be construed to require any local gov-  
2 ernmental entity to violate any applicable provisions of state or federal  
3 law.

4 (4) The provisions of this section preempt any ordinance, resolution,  
5 policy, regulation, or decree enacted or adopted by any local governmental  
6 entity within the state in violation of subsection (2) of this section, in-  
7 cluding any such ordinance, resolution, policy, regulation, or decree en-  
8 acted or adopted prior to the effective date of this section.

9 (5) The attorney general shall have a cause of action to seek injunc-  
10 tive relief against any local governmental entity that has violated the re-  
11 quirements of this section. A cause of action pursuant to this subsection  
12 shall seek injunctive relief that is sufficient to prevent the defendant lo-  
13 cal governmental entity from violating the requirements of this section.

14 (6) (a) Any person who is engaged in business or who owns real property  
15 within the limits of a local governmental entity may bring a civil ac-  
16 tion against such local governmental entity if such local governmental  
17 entity fails to comply with this section.

18 (b) A plaintiff who prevails in an action brought under this subsection  
19 shall be entitled to:

20 (i) Obtain declaratory and equitable relief sufficient to bring  
21 the local governmental entity into compliance with the require-  
22 ments of this section;

23 (ii) Recover damages from the local governmental entity; and

24 (iii) Recover reasonable attorney's fees and costs from the local  
25 governmental entity.

26 (7) For the purposes of this section, "local governmental entity" means  
27 any city, county, municipality, or other political subdivision or adminis-  
28 trative unit of the state or of a city, county, or municipality.

29 SECTION 2. SEVERABILITY. The provisions of this act are hereby declared  
30 to be severable and if any provision of this act or the application of such  
31 provision to any person or circumstance is declared invalid for any reason,  
32 such declaration shall not affect the validity of the remaining portions of  
33 this act.

34 SECTION 3. An emergency existing therefor, which emergency is hereby  
35 declared to exist, this act shall be in full force and effect on and after  
36 July 1, 2026.