

**SECTION 8 ADMINISTRATIVE PLAN
APPENDIX I
AFFIRMATIVELY FURTHERING FAIR HOUSING STATEMENT
RENTAL ASSISTANCE FOR NON-ELDERLY PERSONS WITH DISABILITIES**

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Idaho Housing and Finance Association (IHFA) states that in administering the funding for the Rental Assistance for Non-elderly Persons with Disabilities it will comply with the requirements of the Fair Housing Act, title VI of the Civil Rights Act of 1964, section 504 of the Rehabilitation Act of 1973 and the Age Discrimination Act of 1975, and will affirmatively further fair housing. IHFA actively promotes fair housing and fair housing choice in its published documents and through policies implemented in accordance with its approved Section 8 Housing Choice Voucher Administrative Plan and its Admissions and Continued Occupancy Plan.

IHFA has been an active participant in the process of creating the “Analysis of Impediments to Housing and Community Resources in Idaho” (AI) which has historically been jointly commissioned by IHFA and the Idaho Department of Commerce (IDC). An initial AI public participation process was begun in late 2009 with preliminary results published in early 2010 for public review and comment. Initial report findings included stakeholder perceptions of impediments to fair housing, along with complaint data and demographic information. IHFA and IDC are currently partnering with Idaho’s entitlement communities to produce a consolidated AI in 2010 that coordinates data collection, methodology and analysis to enhance the report’s value across jurisdictions and yield a more unified approach to affirmatively furthering fair housing. An RFP has been issued and we expect work to begin in August of 2010. IHFA appreciates the renewed national focus on affirmatively furthering fair housing, and results of the upcoming AI will inform IHFA’s role as an agent in remedying discrimination in housing and becoming an active promoter of fair housing rights and fair housing choice.

IHFA is committed to the policy of affirmatively furthering fair housing and is committed to the following actionable items identified in the state’s most recent Analysis of Impediments to Fair Housing:

- IHFA will provide ongoing education on fair housing law and practices to its staff in order to address the need for more accessible and relevant fair housing education and outreach.
- IHFA, in cooperation with its housing partners, industry groups, providers, advocates, and other governmental and nonprofit agencies and organizations, will support the promotion and enhancement of fair housing awareness among the general public and housing professionals to address the identified lack of fair housing education and outreach. One key vehicle for this effort is www.fairhousingforum.org, a web site sponsored and maintained by IHFA on behalf of the Idaho Fair Housing Forum; IHFA is currently coordinating a statewide coalition to create and implement a cooperative education and outreach initiative.

- IHFA will provide support and feedback to local jurisdictions on the findings and recommendations of the 2010 Analysis of Impediments referenced above. in cooperation with other housing and community development partners, minority groups, and the fair housing and accessibility advocacy community to address the need for increased fair housing compliance stewardship.
- IHFA will publish and promote fair housing resources for all housing consumers and publish and promote fair housing training opportunities for landlords for guidance on fair housing issues.

IHFA seeks to remedy discrimination in housing. It manages its properties and all HUD-funded programs in accordance with Section 808(e)(5) of the Fair Housing Act.

IHFA will provide applicants and participants in the Rental Assistance for Non-Elderly Persons with Disabilities program with information about their rights under the Fair Housing Act and how to file a fair housing complaint if they feel they have been victims of discrimination. IHFA program briefing materials and presentations will include this information as well as a Fair Housing pamphlet, a Housing Discrimination Information form and the toll-free and TTY numbers for the Fair Housing Complaint Hotline. In addition, all applicable written information and advertisements will contain the appropriate Equal Opportunity language and logo.

In an effort to affirmatively further fair housing for applicants to and participants in the Rental Assistance for Non-Elderly Disabled program, IHFA will also:

- Provide notice to local service provider and advocacy groups about the availability of the Rental Assistance for Non-Elderly Disabled vouchers.
- Provide referrals to appropriate supportive services within the community, though such services will not be a condition of continued participation in the program.
- Encourage owners with accessible units to participate in the program by emphasizing the need during landlord workshops and in landlord newsletters, and by undertaking other means of recruitment.
- Approve, when requested and determined rent reasonable, higher rents for units that are accessible with structural modifications for persons with disabilities.
- Assist with the completion of necessary forms and provide program briefing alternatives, when needed.
- Identify public and private funding sources to assist participants with disabilities in covering the costs of structural alterations and other accessibility features needed as accommodations for their disabilities.
- Provide housing search assistance. IHFA's website, www.housingidaho.com, is a free, bilingual, fully ADA compliant site where property owners and landlords can list their available rentals and indicate amenities, special or accessible features, whether the units are subsidized or accept vouchers, and many other facts about the property. Each IHFA branch office has a computer kiosk and printer available in the lobby so that clients can access this website to search for rentals. The website vendor offers a call center staffed with bilingual operators who can assist callers,

whether potential renters or landlords, in navigating and understanding the website. In addition, IHFA branch offices also maintain either a listing of landlords interested in renting to voucher holders or a space where landlords can post rentals available.

- Provide referrals to local fair housing and equal opportunity offices to owners interested in making reasonable accommodations or units accessible to persons with disabilities.