



Housing Justice For All

Dear Tenants and Fair Housing Partners:

Intermountain Fair Housing Council (IFHC) is here to help renters and community members during the COVID-19 crisis and the impact of this public health emergency. IFHC and our fair housing partners would like to help community members as they are experiencing layoffs, reduced work hours and wages, and other impacts from this crisis. Many tenants will experience financial hardships--they will be unable to pay rent, pay utilities, access food, access healthcare, and access transportation.

IFHC encourages tenants and housing providers to talk about their needs and work with each other for a mutually agreeable solution--preserving one's credit and rental history. If you can meet your needs and pay rent, you should. If you cannot meet your needs and pay rent, here are some best practice tips:

Renters who are being evicted and or are in financial crisis as a result of COVID-19 and cannot pay rent, please:

- Talk to your housing provider and ask them to forgo the eviction and or how you both will address your inability to pay rent.
- Get that agreement in writing or as the tenant, you put it in writing if the housing provider will not. You can ask for rent waiver/forgiveness and negotiate the terms of a payback program with or without a contract provided by your landlord. Sample form here: <https://www.jessetreeidaho.org/payment-plan>
- If you AND your landlord live in Idaho, you can record the conversation via your phone or recorder so that you have evidence supporting your agreement.

If your housing provider would like you to sign a rent deferment agreement and or written agreement, and you have questions, you need help understanding terms, or are uncomfortable signing it, contact the following legal resources:

Concordia Housing Clinic
208-639-5422

Idaho Volunteer Lawyers Program
208-334-4500

Idaho Legal Aid Services
Boise office: 208 746-7541

Lawyer Referral Services
208-334-4500

Keep in mind that under Idaho law if you owe rent and do not pay or you are being evicted, you may be evicted if an agreement is not reached. See legal resource pages above and below. Some items to look at should your housing provider request or require a deferral agreement:

- Are they requiring you or your co-tenants to have **evidence of nonpayment**? See above for tips.
- Are they requiring you and or your co-tenants to have a **cosigner or guarantor** who must also meet certain criteria?
- Are they asking you if you have **Increased costs related to children and childcare**? If so, they cannot discriminate against families with children.
- If they are asking you if you have **medical costs**, this may be an inquiry into the nature of severity of a disability. If you have questions or concerns, contact the legal resources in this document.
- If they are **denying your request** to forgo eviction, rent and or a deferral agreement because of lease violations, past due rent, litigation and or other dispute, and you need help, contact legal resources in this document.

Other potential concerns to consider related to any agreement and may warrant legal assistance and or clarification:

- The housing provider caps the monthly amount deferred or only defer a portion if the tenant is only partially affected.
- The monthly repayment of rent is strict and does not allow payment over a reasonable period of time as a tenant can afford.
- The monthly payments do not extend beyond the end of the current lease, and or may not allow new lease unless all back rent is paid.
- Housing providers may require you to update the application, review your current application to make sure it is accurate, and or the like.

If your housing provider has a rent deferment qualification program, they might require you to demonstrate financial status due to the COVID-19 crisis by showing evidence of financial impact because of exposure to COVID-19, quarantine, loss wages because of public health-related business closure or reduced services, etc.

Intermountain Fair Housing Council --- 208-383-0695 --- www.ifhcidaho.org

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. The IFHC also provides education and outreach on fair housing laws and practices to housing providers and others.

If the housing provider asks you to provide evidence or information you don't understand or have questions about, put your questions in writing and or follow the self-advocacy information above. If you feel uncomfortable sharing information after clarification such as your disability, sensitive bank information, social security number, and or medical information, contact these legal resources for assistance:

Intermountain Fair Housing Council

Email: contact@ifhcidaho.org

Phone: 208-383-0695

www.ifhcidaho.org

Concordia Housing Clinic

Phone: 208-639-5422

Idaho Legal Aid Services

Boise office: 208 746-7541

Idaho Volunteer Lawyers Program

Phone: 208-334-4500

Lawyer Referral Services

Phone: 208-334-4500

Jesse Tree

Email: office@jessetreeidaho.org.

Phone: 208-383-9486

www.jessetreeidaho.org/payment-plan

If your housing provider asks you to forgo your federal relief money to stay current on rent and you cannot afford to do so because of COVID-19, need for food, medical care and the like, let them know that you cannot do so and why. You do NOT need to state the nature of your medical care and or disability as that is private information. If your housing provider asks about your medical condition and or disability to qualify for rent forgiveness or deferment, it may violation the Fair Housing Act and you should contact the **Intermountain Fair Housing Council** via our online intake form here: <https://ifhcidaho.org/online-inquiry/> or call us at 208-383-0695.

*When we create a beloved community
and provide equal housing justice to all,
our community thrives.*



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Additional Resources:

Know Your Rights:

- [Know Your Rights During COVID-19](#)

Tenant Organizing Support:

- See IFHC's Guide to Organizing Tenant Associations: [Organizing Tenant Associations](#)
- Contact [Boise Renters United](#) if you would like support or to plug in with ongoing tenant efforts in Idaho. Email: boiserentersunited@gmail.com Instagram: @boiserentersunited

Tenants with Disabilities:

- If you need additional time to move due to your disability, contact the [Intermountain Fair Housing Council](#) to begin a Reasonable Accommodation Request to request more time to move out.
- [Self Rescue Manual](#)- this one is mainly for Ada and Canyon County is in English & Spanish

Coping with Sudden Housing Displacement:

- Being suddenly displaced from housing due to the pandemic, on top of being a college student and several other stressors you may be facing, is understandably mentally labor intensive to say the least. Here are some helpful resources to cope
 - [Free or Fair-Cost Online Wellness led by POC, Womxn & Queer Folk](#)
 - [\(More\) Free or Fair-Cost Online Wellness led by POC, Womxn & Queer Folk](#)
 - [Taking Care of Your Emotional Health - CDC](#)
 - Text HOME to 741741 for an anonymous conversation with a trained [Crisis Counselor](#). This takes less than five minutes, remains anonymous.
 - The Crisis Counselor will help you sort through your feelings by asking questions, empathizing, and actively listening.

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- Survivors of addiction are also facing a difficult time especially with this displacement, this may be helpful:
 - [A.A's Online Group](#)
 - [Quarantined and In Recovery? We Got You Covered](#)

Vulnerable Individuals:

- [Access Point](#)
Access Point is a central location in each county where people can discuss in person or over the phone their housing crisis, and be placed in something that suits their situation. Note that contacting an Access Point does not guarantee eligibility or placement. Contact the Access Point in your region for more information.
- [Call text or chat with our local 211](#) to speak with a community specialist that has a comprehensive list of services and resources for everyone.
- If you are in an unsafe living situation and weren't granted an exception or missed the deadline, or just need support:
 - Text [HOME to 741741](#) for a conversation with a trained [Crisis Counselor](#). This takes less than five minutes, remains anonymous.
 - The Crisis Counselor will help you sort through your feelings by asking questions, empathizing, and actively listening.
- If you or someone you know is experiencing domestic violence, contact the National Domestic Violence Hotline via text or call at 1-800-799-7233.
- [Twitter thread of local/national food and housing resources](#)

Internet/Wifi Coverage

- [Comcast new customers free 60 days of Internet](#)
- [Xfinity Free Wifi coverage](#) (see [hotspot map here](#))

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