

Basic Facts About the Fair Housing Act

What is Prohibited?

In the Sale and Rental of Housing:

No one may take any of the following actions based on race, color, national origin, religion, sex, familial status or handicap:

- Refuse to rent or sell housing
- Refuse to negotiate for housing
- Make housing unavailable
- Deny a dwelling
- Set different terms, conditions or privileges for sale or rental of a dwelling
- Provide different housing services or facilities
- Falsely deny that housing is available for inspection, sale, or rental
- For profit, persuade owners to sell or rent (blockbusting), or
- Deny anyone access to or membership in a facility or service (such as a multiple listing service) related to the sale or rental of housing

In Mortgage Lending: No one may take any of the following actions based on race, color, national origin, religion, sex, familial status or handicap (disability):

- Refuse to make a mortgage loan
- Refuse to provide information regarding loans
- Impose different terms or conditions on a loan, such as different interest rates, points or fees
- Discriminate in appraising property
- Refuse to purchase a loan, or
- Set different terms or conditions for purchasing a loan

In Addition: It is illegal for anyone to...

- Threaten, coerce, intimidate or interfere with anyone exercising a fair housing right or assisting others who exercise that right.
- Advertise or make any statement that indicates a limitation or preference based on race, color, national origin, religion, sex, familial status, or handicap. This prohibition against discriminatory advertising applies to single-family and owner-occupied housing that is otherwise exempt from the Fair Housing Act.

Additional Protection if You Have a Disability...

If you or someone associated with you:

- Have a physical or mental disability (including hearing, mobility and visual impairments, chronic alcoholism, chronic mental illness, AIDS, AIDS-Related Complex and mental retardation) that substantially limits one or more major life activities.
- Have a record of such a disability, or
- Are regarded as having such a disability

Your landlord MAY NOT:

- Refuse to let you make reasonable modifications to your dwelling or common use areas, at your expense, if necessary for the disabled person to use the housing (where reasonable, the landlord may permit changes only if you agree to restore the property to its original condition when you move)
- Refuse to make reasonable accommodations in rules, policies, practices or services if necessary for the disabled person to use the housing

Housing Opportunities for Families

Unless a building or community qualifies as housing for older persons, it may not discriminate based on familial status. That is, it may not discriminate against families in which one more children under 18 live with:

- A parent
- A person who has legal custody of the child or children, or
- The designee of the parent or legal custodian, with the parent or custodian's written permission

Familial status protection also applies to pregnant women and anyone securing legal custody of a child under 18.

Exemption: housing for older persons is exempt from the prohibition against familial status discrimination if:

- The HUD Secretary has determined that it is specifically designed for an occupied by elderly persons under a Federal, State or local government program, or
- It is occupied solely by persons who are 62 or older, or
- It houses at least one person who is 55 or older in at least 80 percent of the occupied units, and adheres to a policy that demonstrates an intent to house persons who are 55 or older.

IF YOU THINK YOU HAVE BEEN VIOLATED - See back page

If You Think Your Rights Have Been Violated...

Contact the nearest HUD Office at:

Kansas City Regional Office of FHEO
U.S. Department of Housing & Urban
Development
Gateway Tower II
400 State Avenue, Room 200
Kansas City, LS 656101-2406
Phone: (913) 441-6958
Toll Free : (800) 743-5323
TTY: (913)551-6972

What to tell HUD:

- Your name and address
- The name and address of the person your complaint is against (the respondent)
- The address of other identification to the housing involved
- A short description of the alleged violation (the event that caused you to believe your rights were violated)
- The date(s) of the alleged violation

What Happens When You File A Complaint: HUD will:

- Notify the alleged violator of your complaint and permit that person to submit an answer
- Investigate your complaint and determine whether there is reasonable cause to believe the Fair Housing Act has been violated
- Notify you if it cannot complete an investigation within 100 days of receiving your complaint

This Information Has Been
Brought To You By ...

Judy Petersen, Housing Director
Central Nebraska Housing Developers
P.O. Box 201
Chambers, NE 68725
Phone: (402) 340-0106
Email: judy@cnhdhome.org

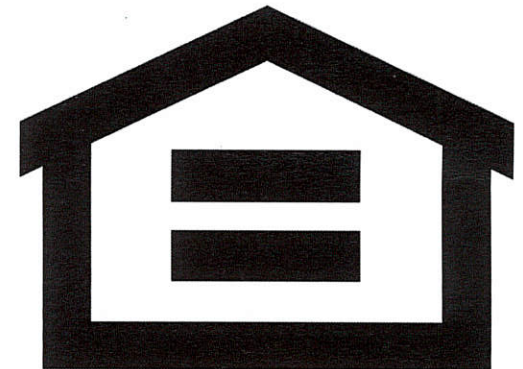
Providing housing programs and funds to communities and residents in the following counties:

Blaine, Boyd, Brown Cherry, Custer, Garfield, Greeley, Hamilton, Holt, Howard, Keya Paha, Loup, Merrick, Rock, Sherman, Valley, and Wheeler

Your Local Contact:

Lou Ann Tooker
Director of Economic Development
City of Atkinson
P.O. Box 519
Atkinson, NE 68713
Phone: (402) 925-5313
(402) 340-8011
Email: louann.tooker@atkinsonne.com

Fair Housing... It's Your Right!!



EQUAL HOUSING OPPORTUNITY

The information contained in this brochure was taken from the www.HUD.gov website