

The mission of the Lincoln Commission on Human Rights is to eliminate discrimination through civil rights law enforcement and to establish equal opportunity and justice for all persons within the city through advocacy and education.



The Fair Housing symbol is an outline of a house with equal sign in the middle. This symbol stands for **EQUAL HOUSING OPPORTUNITY FOR EVERYONE!**

Lincoln Commission on Human Rights

YOU MUST FILE A HOUSING COMPLAINT WITHIN ONE YEAR OF THE HOUSING DISCRIMINATION. THE COMPLAINT MUST HAVE OCCURRED WITHIN THE LINCOLN CITY LIMITS. IF YOU ARE ABLE TO PROVE THAT YOU HAVE BEEN A VICTIM OF HOUSING/LENDING DISCRIMINATION, THE FAIR HOUSING ACT MAY ENTITLE YOU TO RECEIVE COMPENSATION FOR ACTUAL DAMAGES.

“Let’s pull together before we are torn apart!”

Lincoln Commission on
Human Rights

Lincoln Commission on Human Rights

440 S. 8th Street, Suite 101
Lincoln, NE 68508

Phone: 402-441-7624
TDD: 402-441-8398
Fax: 402-441-6937
Email: smoody@ci.lincoln.ne.us
Website: ci.lincoln.ne.us

Tel: 402-441-7624

YOUR FAIR HOUSING RIGHTS

Housing Discrimination on the
Basis of **DISABILITY** is
Against the Law!



If You’ve Heard This...



“No pets allowed, not even your seeing-eye dog...””

“We can’t make any structural changes to the doors/parking lot, it’s against the Code....”

“This is a family complex. We don’t want any mentally ill people here...”

“You can’t ride your motorized chair in the halls because it will do damage to the walls...”

IT COULD BE DISCRIMINATION! GIVE US A CALL AT 441-7624 TO FIND OUT.

Disability

THE LAWS

Fair Housing Act (42 U.S.C. §3601 et seq., Title VIII of the Civil Rights Act of 1968 with the Fair Housing Amendments Act of 1988) The law prohibits discrimination in the sale, rental, or financing of housing on the bases of race, color, national origin, religion, sex, familial status, and handicap.

The Civil Rights Act of 1866 states that ALL housing—public and privately owned or managed must be sold or rented without regard to a person's race or color.

Title 11 Lincoln Municipal Code housing policy of the City states that it is the policy of the City of Lincoln that there shall be no discrimination in the acquisition, ownership, possession or enjoyment of housing throughout the City of Lincoln in accordance with Article I, Section 25 of the Constitution of the State of Nebraska. This policy includes the additional basis of marital status.



COMMON FORMS OF DISCRIMINATION

Refusal to rent, sell or negotiate for housing—because of your race, color or national origin.

Steering—offering housing choices ONLY in certain neighborhoods selected by the realtor.

Misrepresenting the availability of housing—stating housing is unavailable when in fact it is available.

Setting different terms, conditions or privileges for the sale or rental of housing—you are made to meet greater income requirements, charged higher rent, additional fees or security deposit, and/or do not get needed repairs.

Discriminatory advertisement—advertising to preferred groups of people only, e.g. married couples, people without children, etc.

RESIDENTIAL HOUSING COVERED BY THE FAIR HOUSING ACT:



You can live anywhere you want & can afford!

- Single family homes owned by private persons using a real estate broker and/or discriminatory advertising to sell/rent the home.
- Single family homes NOT owned by private persons (e.g. corporations or partnerships) even if a broker is not used to sell or rent the home.
- Multifamily dwellings with five or more units, including rooming houses.

- Multifamily dwellings with four or less units, if the owner DOES NOT live in one of the units.

HOUSING WHICH IS NOT COVERED:

The law does not apply to noncommercial housing run by religious organizations and private clubs that limit occupancy solely to members.

WHO IS HANDICAPPED OR DISABLED:

“Handicap” means a physical or mental impairment which substantially limits one or more of a person's major life activities. This includes wheelchair users and visually impaired people, and those people limited by emotional problems, mental illness or retardation, alcoholism and difficulties associated with old age. It does not apply to current illegal use of, or addiction to, drugs.

It is illegal for a landlord, cooperative, condominium, or homeowners' association to:

- Inquire into the nature or severity of your disability.
- Segregate handicapped tenants in certain areas by housing complex.
- Deny access to recreation facilities, parking privileges or other privileges and services available to other residents.
- Unreasonably refuse modifications at your expense, to the dwelling, such as widening doorways, installing grab bars in the bathroom, lowering kitchen cabinets, etc.

The landlord may allow changes only if you agree to

restore the property to its original condition when you move. There may be instances when it will be reasonable for the landlord to require payment into an interest-bearing escrow account as part of a restoration agreement.

FUTURE CONSTRUCTION—ACCESSIBILITY FEATURES:

For most multifamily housing built and occupied after March 13, 1991, the building must be designed with accessibility features, including:

- Doors wide enough for persons in wheelchairs.
- Readily accessible public & common use areas.
- Accessibly located light switches, electrical outlets, and thermostats.
- Reinforced bathroom walls for the installation of grab bars.
- Ample space in kitchens and bathrooms for wheelchairs to maneuver.
- Accessible routes into & through the unit.

Lincoln Commission on Human Rights

440 S. 8th Street, Suite 101
Lincoln, NE 68508

Phone: 402-441-7624

TDD: 402-441-8398

Fax: 402-441-6937

Email: smoody@ci.lincoln.ne.us

Website: ci.lincoln.ne.us