

Central Nebraska Housing Developers

Serving 17 Central Nebraska Counties, including:
Blaine, Boyd, Brown, Cherry, Custer, Garfield, Greeley, Hamilton, Holt, Howard,
Keya Paha, Loup, Merrick, Rock, Sherman, Valley and Wheeler



Improving Housing
Increasing Homeownership
Investing in the Future

February 2012—Newsletter

Fair Housing Act

What is prohibited?

In the sale or 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)
- Deny anyone access to or a 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 purchase a loan
- Refuse to provide information regarding loans
- Discriminate in appraising property
- Set different terms or conditions for purchasing a loan
- Impose different terms or conditions upon a loan, such as different interest rates, points, or fees

Additional Protection if You Have a Disability

If you or someone associated with you have a physical or mental 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
- Refuse to make reasonable accommodations in rules, policies, practices, or services if necessary for the disabled person to use the housing

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(Donations are tax-deductible)

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Association

Contact Us:

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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 or more children under 18 live with:

- A parent
- A person who has legal custody of the child or children
- 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.

If you think your rights have been violated...

Contact the nearest HUD office at:

Kansas City Regional Office of FHEO

US Department of Housing and Urban Development

Gateway Tower II

400 State Avenue, Room 200

Kansas City, KS 66101-2406

Phone: 913-551-6958

Toll Free Phone: 800-743-5323

TTY: 913-551-6972

Information about the Fair Housing Act is from www.HUD.gov website.

For additional information about Fair Housing, and to print off a copy of a "Landlord and Tenant Handbook", visit the Central Nebraska Housing Developer's website at www.cnhdhome.org, and click on the Fair Housing button.