400 East Military Avenue, Fremont NE 68025-5141

### **FAIR HOUSING**

The City of Fremont is committed to promoting Fair Housing efforts through fair and equal housing opportunities for its citizens.

Fair Housing is the right for all people to have safe, decent housing and be able to get this housing without discrimination. City, State, and Federal Fair Housing Laws require that all people have an equal opportunity to buy, rent, or live in housing. Title VIII of the Civil Rights Act of 1968 (Fair Housing Act), as amended, prohibits discrimination in the sale, rental, and financing of dwellings, and in other housing-related transactions.

The Federal Fair Housing Law Act prohibits discrimination based on:

- Race
- Color
- Religion
- · National Origin
- Sex
- Family Status
- Disability

The Fair Housing Act covers most housing. In some circumstances, the Act exempts owner-occupied buildings with no more than four units, single-family housing sold or rented without the use of a broker, and housing operated by organizations and private clubs that limit occupancy to members.

#### What Is Prohibited?

- · Refusing to rent or sell housing
- Refusing to negotiate for housing
- · Making housing unavailable
- · Denying a dwelling
- Setting different terms, conditions or privileges for sale or rental of a dwelling
- · Providing different housing services or facilities
- Falsely denying that housing is available for inspection, sale, or rental
- · For profit, persuading owners to sell or rent (blockbusting) or
- Denying anyone access to or membership in a facility or service (such as a multiple listing service) related to the sale or rental of housing.

#### Where to File Complaints

Complaints of discrimination in housing can be filed with the City of Fremont, the Nebraska Equal Opportunity Commission, the Fair Housing Center of NE-IA or the Department of Housing and Urban Development.



## Complaints can be filed with:

City Administrator City of Fremont 400 E Military Fremont, NE 68025 402-727-2630

#### Nebraska Equal Opportunity Commission (NEOC)

Lincoln (main office) Nebraska State Office Building 301 Centennial Mall South, 5<sup>th</sup> Floor PO Box 94934 Lincoln, NE 68509-4934 Telephone: 402-471-2024

Toll Free: 800-642-6112 Fax: 402-471-4059

Omaha

State Office Building 1313 Farnam-on-the-Mall, 3rd Floor

Omaha, NE 68102-1836 Telephone: 402-595-2028 Toll Free: 800-382-7820 Fax: 402-595-1205

# U.S. Department of Housing and Urban Development (HUD)

451 7th Street S.W. Washington, DC 20410 Telephone: 202-708-1112

TTY: 202-708-1455

Omaha Field Office Earl E. Redrick, Field Office Director Edward Zorinsky Federal Building 1616 Capitol Avenue, Suite 329 Omaha, NE 68102-4908 Telephone: 402-492-3100

Fax: 402-492-3150

Email: NE\_Webmanager@hud.gov

## Fair Housing Center of NE-IA

2401 Lake St Omaha, NE 68111

Telephone: 402-934-6675 Toll Free: 800-669-3247

More information about the Fair Housing act can be found at the city's website at www.fremontne.gov or the HUD website at www.hud.gov

