

Mayor's Neighborhood Roundtable – 8/10/26, 5:30 pm

Meeting Notes

Attendees – Paul Johnson, Traci, Carol Methias, Virginia & Pam (Belmont), Roy, John, JP, Jon Carlson

Mayor's Comments – Mayor Baird

Thanks for input on City Budget. Yr end 8/31. Council working on changes. Much of change in budget goes to employees that were previously covered by grants.

New Legislative session – watch discussion about capping.

New Central library – Fundraising from individuals & Foundations have been going well.

Safe Streets for All –

Safe Routes to School program - New school pedestrian safety project. Health Dept, LTU, Parks have all contributed to new program to promote safest routes for students to reach school.

Affordable Housing – Attempting to bring Federal money to assist in project. Congress passed 21st Century Housing bill that will help with some funding

Elections & Voting are currently in the news. Election Commissioner office has procedures in place to assure election accuracy.

Lincoln commission on Human Rights Information -- Francisca Beltran & Thuyhong Le

- Commission investigates, enforces, outreach & education within the City of Lincoln Employment, Housing & Public Accommodations.
- Commission make determinations.
- Generally neutral Commission; does not represent either side. Investigations are private except where it goes to public hearing
- Monthly meetings in City Council

Fair Housing Laws

- Federal laws may be diminishing, but City are unchanged. City started before Federal
- Lawful Source of Income
 - Any lawful income, including Section 8 vouchers), that is consistent must be considered by landlord.
- Unlawful actions
 - Discriminating based on source of income
 - Discriminating based on type of family or Housing vouchers
- Complaints must be followed through by complainer
- Sale & Rental of Housing
 - Refused to rent or sell, negotiate for housing, different terms for loans, appraisal,
 - refuse to purchase a loan, setting different terms for repurchase loan

Protected Classes of disabilities

- Physical, mental, emotional support (support animals), health
- Landlord must make reasonable accommodation & reasonable modifications for disabilities
 - Can require additional deposit for accommodation of support animals or disability
 - Modifications – tenants may be responsible for costs
 - Changes must be performed in a reasonable amount of time

Contact numbers

- Lincoln Commission – 402 441-7624
- City of Lincoln discrimination – City Ombudsman – 402 441-8281
- Nebraska Equal Opportunity Commission – State Authority – 800 642-6112

Annual Human Rights Conference (only one in Midwest) – April/May – approx. \$80-100 to attend. One-day conference

- National & Local speaker
- Resource tables
- Usually at Innovation Center

Eviction Process

- Landlord must provide 7- day notice; eviction can be filed after 7th day
- Eviction court date set & judge decides if eviction may continue.
- If party does not attend court hearing, then may rule against.
- Question - If landlord files for eviction, can mediation be requested –
 - Yes. Grant funded mediation currently available. Still must attend hearing.
 - After filing, then landlord does not have to deal with tenant (accept rent, negotiate with tenant, etc).
 - If landlord takes partial payment, then 7 day period resets.
 - Tenant needs to communicate with landlord.

Website - HUMANRIGHTS.LINCOLN.NE.GOV

LCHR@LINCOLN.NE.GOV

Email office to get on announcement list about the Spring Conference

Announcements

Lincoln Neighborhood Alliance – 8/15 @ Bennett Martin

Near South – Peach Park opening Celebration – Saturday at 6 pm.

Future Agenda Ideas



Source of Income Discrimination

Lincoln Municipal Code prohibits discrimination based on lawful source of income used to assist with housing costs.

Examples of source of income discrimination include:

- Refusing to rent or sell a dwelling because of source of income
- Discriminating in terms, conditions, privileges, or providing service/facilities in connection to the rental or sale of a dwelling due to source of income
- Refusing to negotiate renting or selling a dwelling because of source of income
- Printing or publishing notices or ads that indicate any preference, limitation, or discrimination based on source of income
- Representing that a dwelling is not available based on source of income

The Lincoln Commission on Human Rights investigates complaints of discrimination based on lawful source of income within Lincoln's city limits.



The Lincoln Commission on Human Rights works to eliminate and prevent all forms of illegal discrimination, to assure and foster equal opportunity for all citizens of the City. The Commission also provides education and outreach to enhance an individual's understanding of their rights.

What We Do

Investigate Alleged Discrimination

- *Within Lincoln City Limit
- *Housing, Employment, & Public Accommodation



Civil Rights Conference

- *Annual conference
- *National speakers
- *Continuing Education Units Available



Outreach activities

- *Educational presentations
- *Presence in community events



Training

- *Topic relating to protected class Discrimination.
- *Sexual harassment



Our Services Are Free of Charge

Contact us

📍 555 S 10th Street, suite 304, Lincoln, NE 68508

☎ 402-441-7624

✉ LCHR@lincoln.ne.gov

📞 402-441-6937



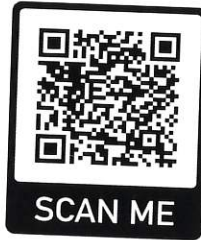
What is a Lawful Source of Income?

A Lawful Source of Income is any lawful and verifiable source of money paid to or on behalf of a renter or buyer of housing:

- Income from lawful job
- Social Security or any other recurring federal, state, or local public assistance or housing assistance, including Section 8 housing vouchers
- Pension, annuity, alimony, child support, foster care subsidies
- Any other lawful, verifiable, and recurring income or benefit.

If you feel you've experienced discrimination based on your source of income, call us or visit our website to fill out an online questionnaire.

Scan QR code for LCHR website



Lincoln Commission on Human Rights
555 S. 10th St., Ste. 304
Lincoln, NE 68508
humanrights.lincoln.ne.gov
402.441.7624
Hours: 8 a.m. to 4:30 p.m. weekdays



مكتب حقوق الانسان بمدينة لنكن يعمل لكي يقلل او يمنع اي اشياء غير قانونية بخصوص التفرقة العنصرية لكي يضمن ان الفرص تكون متكافئة للمواطنين في المدينة
المكتب ايضا يقدم التعليم والتوعية لكي يحسن فهم كل الاشخاص لحقوقهم

ماذا نحن نفعل

نحن نتحري عن اي تفرقة عنصرية في اي منطقة في حدود مدينة لنكن خاصة بالسكن او أي مؤسسة للعمل واي عنصرية لدي المواطنين الذين يسكنون تابع للسكن العام



مؤتمرات الحقوق المدنية
مؤتمرات سنوية

افراد يتحدثون من جهات مختلفة من العالم
ويوجد وحدات خاصة لمن يريدون اكمال تعليمهم العالي

نشاطات للتوعية

عرض تقديمي تعليمي

يعرضون افكارهم في المناسبات في المجتمع

تدريبات

موضوعات تتعلق بكيفية حماية المواطنين من التفرقة العنصرية
التحرش الجنسي

-الخدمات عندنا كلها مجانية-

اتصل علينا في هذا العنوان وهذا التليفون

٥٥٥ سوٲ شارع ١٠ المكتب رقم ٣٠٤ مدينة لنكن نبراسكا ٦٨٥٠٨

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CITY OF
LINCOLN
NEBRASKA

LCHR@lincoln.ne.gov

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City of Lincoln
**COMMISSION ON
HUMAN RIGHTS**



LINCOLN COMMISSION ON HUMAN RIGHTS. COUNTY/CITY BUILDING 555 S 10th Street, room 304

LCHR Background

*Investigate & Enforce, Outreach & Education

*Jurisdiction: file within one year, within city limits, subjected to adverse action, have a protected status.

*Employment, Housing, Public Accommodations

*LCHR services are free

* Commission makes determinations

*Private investigation, public when go to trial

FAIR HOUSING LAWS

The Federal Fair Housing Act of 1968 and the Fair Housing Amendments of 1988 protects all of us from discrimination in housing and any housing related activities.

City of Lincoln Fair Housing Laws mirror Federal FHA

Discrimination is when you are being treated differently or unequal by an individual, business, or housing provider because of your...

Federal law

- Race
- Color
- Sex
- Religion
- National origin
- Disability
- Familial status (children under 18) - housing only

Lincoln law

- Age (over 40) - employment only
- Marital status (single or married)
- Retaliation
- Source of income



Lawful Source of Income

- Lincoln voters approved the ballot initiative in 2025 local election. Effective May 15, 2025
- Income from one's job, social security or any other federal, state, or local public or housing assistance (including housing choice vouchers under section 8 program), pension, annuity, alimony, child support, foster care subsidies, or any other lawful, recurring, and verifiable source of money paid to or on behalf of a renter or homebuyer

Examples of Unlawful actions:

- Refusing to sell or rent, refusing to negotiate for the sale or rental of, or otherwise making unavailable or denying, or refusing to show, or refusing to receive or transmit an offer for, a dwelling to any person because of their lawful source of income.
- Discriminating against anyone in the terms, conditions, privileges of sale or rental of a dwelling, or in the provision of service or facilities, because of someone's lawful source of income.
- Making, printing, publishing, any notice, statement, or advertisement with respect to the sale or rental of a dwelling that indicates a preference, limitation, or discrimination based on one's lawful source of income or the intention of making a preference, limitation, or discrimination

SALE AND RENTAL OF HOUSING

Fair housing law prohibits the following actions based on your protected status.

- Refuse to rent or sell housing
- Refuse to negotiate for housing
- Deny a dwelling
- Set different terms and conditions or privileges related to the sale/rental of housing
- Provide different housing services or facilities.
- Falsely deny that housing is available

In Mortgage Lending

No one may take the following action based on your protected status.

- 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
- Set different terms or conditions for repurchasing a loan

DISABILITY

Substantially limits one or more major life activity

- Has an actual disability
- Record of such disability
- Is regarded as having such a disability

If you or someone associated with you:
Has a physical or mental disability, including

Hearing
Mobility
Visual impairments
Chronic mental illness
Cerebral palsy
Autism
Organic brain syndrome

Muscular Dystrophy
Cancer
Diabetes
AIDS, AIDS Related complex
Epilepsy

DISABILITY

Reasonable Accommodation — Landlords cannot refuse to make reasonable accommodations in rules, practices or services if necessary for the disabled person to use the housing.

Examples:

- Assigned parking space closer to the door.
- Keeping laundry room door closed so that fumes do not make someone ill who has multiple chemical sensitivity.
- Sending monthly reminder on rent day for someone whose head injuries causes memory lapses.

Reasonable modification — where reasonable the landlord must permit tenants to make structural changes to the inside or outside necessary. Tenants may be responsible for the cost. Tenants may need to restore the property to its original conditions when move.

Examples:

- Putting a wheelchair ramp in for tenants with wheelchair.
- Add rail on the steps or a bar in the bathtub

Service Animals

Not a pet – Monthly pet fee or pet security deposit should be waived

ADA - dog trained to do work or perform a task

- Allowed in housing, airplanes, restaurants, stores, Ubers, etc.

ESA – emotional support animal:

- Required a letter from a licensed medical professional
- Animal provides therapeutic emotional support

Yes or No discrimination?

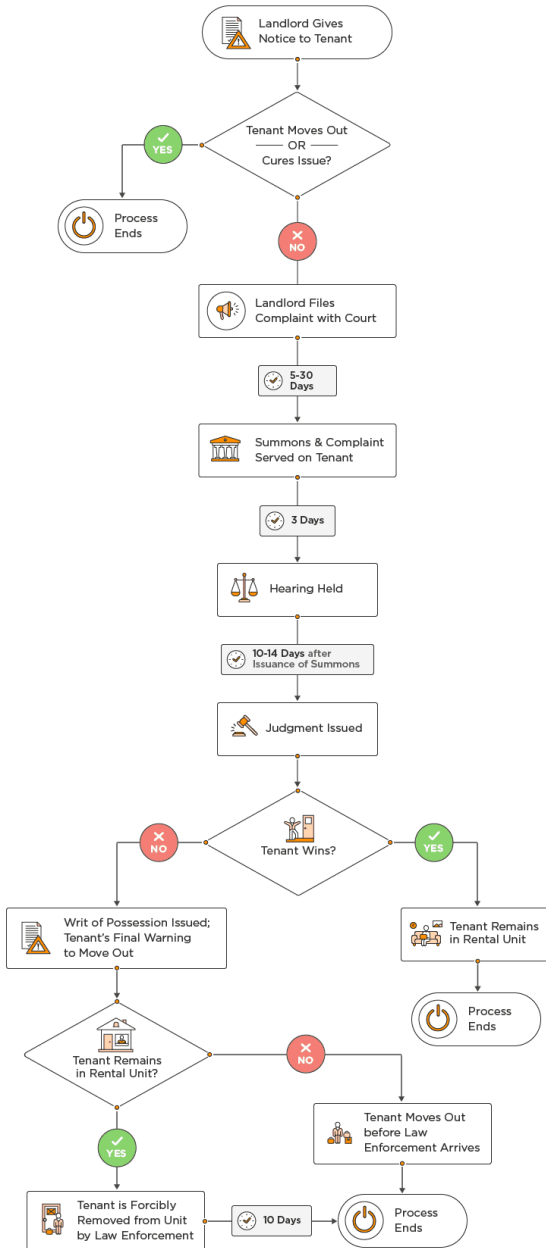
Ana Ramirez began looking for an apartment. She saw in the local newspaper a listing for an affordable two-bedroom condo which was available immediately. She called the rental office, spoke with them about the condo and stated, she and her children would just love the place. The rental agent stated **we do not allow children.**

YES OR NO DISCRIMINATION?

Linda and her husband were searching for a new apartment. Linda is blind and relies upon her guide dog to get around. They made an appointment to check the apartment. When they arrived, the landlord saw the dog and stated, "no pets". Linda and her husband said their dog was a service animal and is needed for Linda to get around. The landlord still refused.

- Lincoln Commission on Human Rights (LCHR) – Jurisdiction in Lincoln City limits – 402-441-7624
- Nebraska Equal Opportunity Commission (NEOC) – State agency with jurisdiction throughout the state of NE. To file a complaint, call 1-800-642-6112; in Lincoln 402-471-2024 or in Omaha 402-595-2028.

Eviction Flowchart



EVICTIION PROCESS

- When you know you will not be able to pay your rent. Make sure to communicate with your landlord to see if you can work out a payment plan.
- Landlord must give 7-day notice to pay or quit.
- Landlord can file the eviction after the 7th day.
- You will receive the eviction court date. At that time, the judge will say yes or no you are evicted.
- **Note:**
- Remember, landlords cannot verbally evict tenants, only the judge can.
- Never hold back rent money because your landlord did not do something.
- Always ask for a receipt when pay in cash.
- When you request to have things fix, make sure to write down date and who you communicate with. (Manager, owner, office staff, maintenance person)
- When your current lease ends, landlord does not have to give you a reason why they want to terminate and not renewal lease.
- A 14/30 notice is a notice for you to fix/correct an issue within 14 days, if not you will have to move out in 30 days.



City of Lincoln
**COMMISSION ON
HUMAN RIGHTS**

- WEBSITE: HUMANRIGHTS.LINCOLN.NE.GOV
- PHONE NUMBER: 402-441-7624
- ADDRESS: 555 S 10TH STREET, SUITE 304