



Report Housing Discrimination

U.S. Department of Housing and Urban Development
Office of Fair Housing and Equal Opportunity

QUESTION 1

Why do you believe someone discriminated against you, someone you live with, or someone you sought to live with?

Choose at least one reason. You can choose more than one.

- Because of race
- Because of color
- Because of religion
- Because of national origin (including limited English proficiency)
- Because of disability
- Because of sex

- Because of familial status (this includes children under 18 years old, pregnancy or seeking legal custody)
- Retaliation, intimidation, or interference related to exercising a fair housing right (such as filing a complaint) or helping others to do so
- Other reason (explain below)

Other members of my household or other people at the property experienced discrimination. We'll collect their name(s) and contact information when we speak with you.

QUESTION 4

When did the discrimination happen?

If it happened multiple times or is still happening, provide the most recent date you experienced discrimination.

Date(s) of discrimination:

Given the discriminatory policy that remains in effect, the discrimination is ongoing. Relevant

The alleged discrimination is continuing or ongoing or the alleged discrimination is still happening.

QUESTION 5

What happened?

Summarize the events and why you believe you experienced housing discrimination because of race, color, national origin, religion, sex, disability, or familial status. For example: Were you refused an opportunity to rent or buy housing? Denied a loan? Told that housing was not available when in fact it was? Treated differently because of the presence of minor children? Denied a disability-related reasonable accommodation? Terminated from participating in a housing-assistance program? Treated differently or denied services by a state, local government, public housing agency, or other organization that may receive money from HUD? Describe the reasons you believe discrimination occurred, any evidence you might have and provide the names of witnesses (if any).

What happened?:

I was discriminated against by being denied equal access to all the benefits of housing because of my religion, in violation of the Fair Housing Act and implementing regulations. I have lived at Millard Manor for three years. The manager of Millard Manor is Tynna Sullivan. Millard Manor has allowed residents to decorate various rooms and common areas for Christmas and other holidays throughout the year, since well before I moved in in 2022. While not a policy, Millard Manor has allowed residents to decorate the common areas, and decorating these common areas has been one of the common benefits of the housing complex. This year, myself and other residents decorated the common areas for Christmas.

These decorations, owned by residents including myself, included religious symbols and decorations such as angel toppers for the Christmas trees and table-top nativity scenes. We also decorated with various ornaments, stuffed snowmen, and depictions of Santa Claus.

NOTE: Continued on next page

What happened? (continued):

Until the recent restrictions, Millard Manor management did not object to religious decorations in the complex's common areas. On December 8, 2025, I noticed that all religious holiday decorations including the angel toppers and nativity scenes were removed from each of their locations, without prior notice. When I asked Ms. Sullivan, she claimed that per HUD, unless they acknowledge all religions, they cannot use Christian symbols. While HUD has issued no such statement about the decorations of and by residents in a holiday complex, the residents then provided banners and signs saying "Merry Christmas" and "Happy Hanukkah."

On December 9, Ms. Sullivan gathered the residents for a resident meeting, the first resident meeting in her seven months as manager. During this meeting, I and other residents informed Ms. Sullivan of frustrations with the special restrictions on religious holiday decorations. On December 10, a maintenance employee put the religious decorations back on display. Five days later, on December 15, 2025, management removed the religious decorations again. To date, we have not been allowed to put the religious decorations back in place.

On December 22, 2025, my attorneys sent a letter to Millard Manor informing management of its obligations under the Fair Housing Act and to obtain assurances that residents, including myself, will be permitted to decorate the common areas with Christian holiday decorations without any special restrictions. Millard Manor's attorneys responded to the letter affirming the complex's policy which prohibits residents from displaying religious symbols in common areas. The policy allows residents to decorate the common areas with non-religious decorations. Accordingly, the policy, on its face, discriminates in the benefits of housing, allowing others to access a common benefit but denying it to religious activity.

In short, I have been discriminated against under the Fair Housing Act because Millard Manor's rules allow residents to decorate common areas with their own nonreligious decorations but prohibit me from decorating the common areas with my own religious holiday decorations. This policy facially discriminates in the provision of a particular benefit of housing, the common room, based on religion. See U.S. DOJ, Know Your Rights: Federal Laws Protecting Religious Freedoms, https://www.justice.gov/sites/default/files/crt/legacy/2010/12/15/know_your_rights.pdf ("No one may be discriminated against in the sale, rental or enjoyment of housing because of their religious beliefs. This includes equal access to all the benefits of housing: someone could not, for example, be excluded from reserving a common room for a prayer meeting when the room may be reserved for various comparable secular uses.")

NOTE: If you need more space, attach additional pages

QUESTION 2

Who discriminated against you?

Provide as much information as you have available. We won't contact them before speaking with you.

First name (or business name): Millard Manor Apartments (Senior Housing)

Last name:

Relationship to you: (e.g. landlord, lender, real estate agent) **Landlord**

one number 2:

LOCATION (for example, name of residential rental or sales property, public entity, business, or bank):

Millard Manor Apartments (Senior Housing)

Street address:

Apt. or unit:

City: Omaha

State: NE

ZIP: 68137

More than one person or business discriminated against me. We'll collect their name(s) and contact information when we speak with you.

QUESTION 3

Where did the discrimination happen?

Provide the name and address of the building, apartment complex, or other location where the discrimination occurred. Provide as much information as you have available.

Location (for example, name of residential rental or sales property, public entity, business, or bank):

Millard Manor Senior Housing

A decorative horizontal bar with a repeating diamond pattern of light gray lines on a black background.

U.S. Department of Housing and Urban Development
Office of Fair Housing and Equal Opportunity (FHEO)
HUD-903.1



An official form of the United States Government

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CONTACT INFORMATION

How can we contact you?

We'll need to contact you after we review your information. We won't release any of your personal information to the person whom you identified as discriminating against you before notifying them of a formal complaint.

Your name and contact information

A diagram showing a sequence of four horizontal bars. The top bar has a wavy pattern with a 'Y' at the left end. The second bar has a diamond grid pattern. The third bar is solid black. The bottom bar has a wavy pattern with a white square at the right end. The bars are set against a light blue background.

Relationship to you (optional)

Family member or friend

Attorney

Fair housing advocate or representative

Other