



Fair Housing Essentials

Learn the basics of Fair Housing compliance and reduce your exposure to costly lawsuits

Fair Housing Essentials (FHE) provides participants with a working background in the requirements of the Fair Housing Act and other important civil rights statutes that pertain to Fair Housing compliance.

Who should attend: Housing professionals at all levels involved in market-rate housing or who have blended market-rate/subsidized/tax-credit portfolios.

OVERVIEW

The Fair Housing Act covers rental housing properties with more than four units. It makes no distinction between federally assisted housing and market rate housing. If you are involved with a federal housing program, Section 504 of the Rehabilitation Act applies as well. NCHM’s FHE program can be the difference between compliance and non-compliance; between expensive lawsuits and reduced liability.

Participants in FHE work together in groups to solve actual civil rights case studies. The instructor assumes the role of an investigator and assesses hypothetical “fines” for incorrect or discriminatory actions, increasing the learning power of the program.

WHAT YOU’LL LEARN

Avoid costly lawsuits by learning about:

- Who is considered an individual with a disability
- The employer’s obligations to individuals with disabilities
- “Reasonable accommodations”—the extent of the owner or manager’s responsibility, and how to effectively verify the need for an accommodation or modification
- How Fair Housing laws apply to individuals addicted to illegal narcotics
- Whether children must be allowed to reside at a property
- Permitted and prohibited types of inquiries

PILLAR COURSE:	No
DURATION:	One-day program
CERTIFICATION / EXAM:	No (FHR is certification program)
INSTRUCTION FORMAT:	Lecture, with group participation/presentations
PREREQUISITES/LEVEL:	None/Introductory to intermediate
INTENDED AUDIENCE:	Anyone involved in rental housing
MATERIALS PROVIDED:	Manual, case studies
MATERIALS TO BRING:	Legal pad, pen/pencil

- The difference between a pet and an assistive animal, and how this impacts a property’s rules about pets
- Policies an organization should have to protect its interests
- The Americans with Disabilities Act and Section 504 of the Rehabilitation Act
- The new HUD/Justice Dept. guidelines on “reasonable accommodations”

Course agenda

- 8:00..... Welcome and introduction
- 8:30..... Fair Housing Act amendments
- 10:00..... *Break*
- 10:15..... Fair Housing Act (contd.); ADA/Section 504 regulations
- 12:00..... *Lunch*
- 1:00..... Group work; review; facilitation on four case studies with review and summary of learning
- 5:00..... Class released

NOTE: Students interested in becoming certified in Fair Housing should look into Fair Housing Roundtable (FHR), a two-day program with a four-hour certification exam occurring on Day Two.



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NCHM admits students without regard to race, color, creed or ethnic origin, or disability to all of its educational programs.