



Fair Housing Specialist (FHS)

A thorough exploration of Fair Housing compliance, delivered online

Fair Housing laws are a minefield if you don't know your way around. One little mistake – unintentional though it may be – can put you and your management company in hot water. If you are involved in any way with rental housing, you need to be prepared to avoid running afoul of Fair Housing rules.

Fair Housing Specialist (FHS) is an online certification course that will equip you with the knowledge and understanding you need to steer clear of Fair Housing violations. FHS is delivered in three-hour modules over three consecutive days.

Please Note: The certification exam for this class is completed online. Students have one week following completion of the class to take the online exam.

What you will learn:

The curriculum of Fair Housing Specialist is rooted in the regulations of the two major Fair Housing laws, the Fair Housing Act (Title VIII of the Civil Rights Act of 1968) and Section 504 of the Rehabilitation Act of 1973. In addition, we cover the Americans with Disabilities Act and its application at apartment communities. This course is designed to go a step further than our Fair Housing Essentials (FHE) course covering not just the basic dos and don'ts, but also the specific details of each law and how to look at each policy, practice and procedure at your housing community with a Fair Housing eye.

- The basic concepts of Fair Housing: who is protected under federal law, how state laws can impact this, and who is exempt from the Act
- The types of communities covered under Section 504 of the Rehabilitation Act and the additional requirements of the Act
- What a Section 504 coordinator is, who is required to have one, and what it entails
- How to treat Assistance Animals in housing communities and who is eligible to bring an assistance animal on the property
- The requirements are under the Americans with Disabilities Act
- The Fair Housing requirements when advertising a community
- How to handle Reasonable Accommodation/Modification requests
- What questions you can ask and shouldn't ask to comply with Fair Housing laws

COURSE PROFILE

Duration: Three days, three-hour online sessions each day

Exam: Includes online certification exam – one week to complete

Format: Online training with question and answer sessions

Prerequisites: None

Audience: Anyone involved in rental housing

Provided: Course Materials

Bring: Calculator (required); highlighter, sticky notes (recommended)

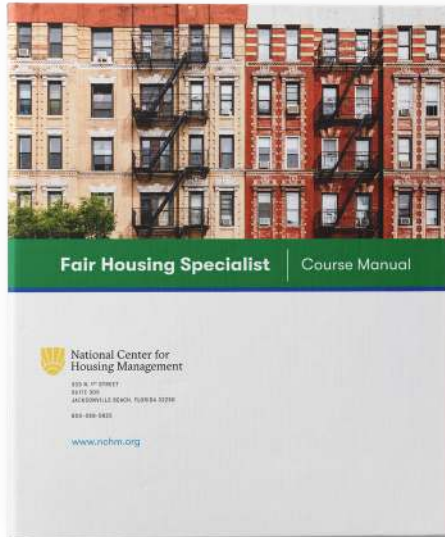


Program dates/registration
visit nchm.org or call 800-368-5625



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COURSE MATERIALS



- Course Manual (above), Fair Housing Act, HUD Handbook 4350.3 Chapter 2, Public Housing and Occupancy Guidebook Chapter 1, Section 504 for the Rehabilitation Act, Related HUD notices and guidance
- FHS Course Presentation and related quizzes
- Handouts

COURSE AGENDA

DAY
1

1:00pm-4:00pm EST

- Introduction and Background of Fair Housing in the US
- Fair Housing Act
- Impact of State or Local Fair Housing Laws
- Disparate Impact

DAY
2

1:00pm-4:00pm EST

- Laws Protecting Individuals with Disabilities
- Reasonable Accommodations/Modifications
- Assistance Animals vs. Service Animals

DAY
3

1:00pm-4:00pm EST

- Accessibility Standards
- Limited English Proficiency
- Violence Against Women Act
- Overview of the Fair Housing Compliant Process