

Fair housing best practices
Provident Management
7/17/12

Ground rules

- turn off cell phones
- fill out your pre test and return to Emily
- hold questions at the end of each section

Introductions

Quick review of the basics

- what are the laws?
- protected classes
- prohibited activities
- rule of thumb: be consistent in every aspect of your rental housing business
- question and discussion

Be consistent...except when someone says "because of my disability"

- Reasonable Accommodation and Reasonable Modification
- Engaging in the interactive process
- Using service providers to assist in framing ra/rm requests
- Funding sources for tenants to pay for modifications
- Special rules for Federally assisted properties (Section 504)
 - who's covered
 - federal recipient pays if:
- question and discussion

Flash points in your rental housing practice

- | | |
|------------------------------|----------------------------|
| Entry | Goofy selection criteria |
| Offer to help or accommodate | informal advertising |
| Selective rule enforcement | support v. service animals |
| Wait list manipulation | live in attendants |
| "don't bother to apply" | |
| fail to respond to RA/RM | |

question and discussion

Wrapping up: Fill out your post test and send back to Emily.

For more info:

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