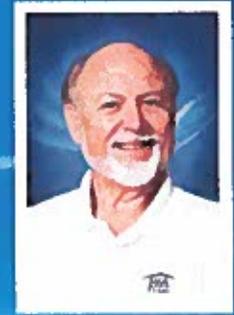




Hot NEW Training Topics!



mark@EandATeam.com
888-504-7488, ext. 113
www.EandATeam.com



Introduction to Fair Housing

- Introduction to the three federal Fair Housing Laws (Fair Housing Act, ADA, and Section 504)
- Liability and compliance requirements under fair housing laws
- Additional fair housing requirements for housing that receives federal funds
- HUD's Fair Housing Complaint Process and how to defend against discrimination charges
- Fair housing testing and how to avoid the appearance of discrimination
- Understanding HUD's Disparate Impact Regulations
- Do I have to change any policies and practices to avoid a disparate impact claim?
- Policies and procedures you must implement to maintain harassment free housing
- Understanding sexual orientation and gender identity discrimination
- What does "Affirmatively Furthering Fair Housing" really mean?

Service and Assistance Animals

- What is the difference between Service and Assistance Animals?
- What questions can I ask a resident who wants an animal?
- When it is unreasonable to allow an animal on the property?
- Can I restrict the type, breed, or size of animals?
- What conditions can I put on a resident with an animal after an accommodation is granted?

Accessibility

- Which accessibility regulations impact your property and why
- Find out why relying on the premise "our site is fine, it was designed and approved by our architect, the funding agency architect, and the local building official" is coming back to haunt many well-intended owners, developers, and contractors
- DOJ Accessibility Settlements concerning all types of multifamily housing
- Why consider an Accessibility Evaluation? – Choosing to be Proactive vs Reactive and how it could pay off down the road
- HUD Mortgagee Letter 2012-25: HUD's position on how accessibility issues have NOT been addressed thoroughly enough in CNAs & PNAs
- HUD/DOJ Joint Statement on Multifamily Accessibility and the resulting expansion of coverage and the statute of limitations for accessibility claims
- The aging of Baby Boomers and the resulting dramatic effect on requests for reasonable accommodations/modifications
- The proposed change in standards: UFAS being replaced by ABAAS and when ADA 2010 applies

Reasonable Accommodation

- Understanding Reasonable Accommodation and Reasonable Modification
- The verification and interactive process: What information can I ask about the disability and requested accommodation?
- When is an accommodation unreasonable?
- When is a tenant a direct threat and how does that impact reasonable accommodation?
- How do I address requests to use medical marijuana?
- How is reasonable accommodation different for housing receiving federal funding?

Applicant Screening

- What types of background checks are allowed by the Fair Housing Act?
- What information can be used to exclude unqualified or dangerous applicants?
- Special considerations for senior housing regarding HUD's prohibition on disability-based questions
- How to ensure your marketing and advertising does not violate the Fair Housing Act

