



Fair Housing and Seniors - What You Need to Know© *Syllabus*

Training Time: 30 minutes – Certificate of Completion

Introduction

- Senior housing definition and what it includes
- Basic principles of the Fair Housing Act
- Federally protected categories

Housing Discrimination

- Advertisements and marketing
- Age policies

Applicant Screening/Admissions

- Tenancy requirements
- Inquiring on prospect health issues
- Illegal steering

Reasonable Accommodations/Modifications

- Definitions
- “Independent living” and outside assistance
- Documentation
- Third-party verification
- Costs involved and who pays

Transfer Policies

- Falls under Reasonable Accommodation

©This course and its outline are owned by The Fair Housing Institute, Inc. and cannot be reproduced or used in any manner without the express consent of its owner.

- Needs vs wants
- Who pays and what should be included in the cost of transfer

Scooter Policies

- Regulations/prohibitions
- Safety rules
 - How to enforce
 - Which rules are acceptable and which could violate Fair Housing rules

Failing Health

- Tenant confidentiality
- Reaching out to third parties for assistance
- Providing releases to sign upon move-in
 - What the releases should include
- Who makes decisions about the condition of the tenant's abilities
- Issuing lease violations

Death of a Tenant

- Addressing the issue upon move-in
- Using forms to make desires clear
- How to proceed if the tenant refuses to identify a third party
- How often to review the instructions

Final Test

©This course and its outline are owned by The Fair Housing Institute, Inc. and cannot be reproduced or used in any manner without the express consent of its owner.