

COURSE SYLLABUS

Fair Housing and Seniors

Training Time: 45 minutes - 10-Question Exam and
Certificate of Completion



Fair Housing InstituteTM

CONTENT

Introduction

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

Housing Discrimination

- Advertisements and marketing
- Questions to avoid
- Age policies

Applicant Screening

- Tenancy requirements
- Inquiring on prospect health issues
- Illegal steering
- Assistive living services
- Recommendations
- Referrals

Reasonable Accommodations/Modifications

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

Transfer Policies

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

Scooter Policies

- Regulations/prohibitions
- Safety rules
- Documentation and enforcement
- Best practices





Content Continued

Failing Health

- Resident confidentiality
- Reaching out to third parties for assistance
- Providing releases to sign upon move-in
- What the releases should include
- Encountering resistance
- Who makes decisions about the condition of the resident's abilities
- Outside assistance
- 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
- Best practices
- How often to review the instructions

Certification Exam

10-question multiple-choice exam

80% or higher required to pass and earn a certificate



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