



# Fair Housing and Seniors - What You Need to Know

## **Lesson 1 - Introduction**

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

## **Lesson 2 - Housing Discrimination**

- Advertisements and marketing
- Age policies

## **Lesson 3 - Applicant Screening/Admissions**

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

## **Lesson 4 - Reasonable Accommodations/Modifications**

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

## **Lesson 5 - Transfer Policies**

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

## **Lesson 6 - Scooter Policies**

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

### **Lesson 7 - 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

### **Lesson 8 - 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**