

# DE NAHRO

*Delaware Chapter of the National Association of Housing and Redevelopment Officials  
Presents*

## Understanding the Fair Housing Act

*March 3, 2020*

*8:30am – 12:00 noon*

*for Housing Managers, Management Agents, Owners/Landlords & Realtors  
and*

*12:30pm – 4:00pm*

*for Maintenance Staff & Personnel*

*Polytech Adult Education Center  
Woodside,, DE*

*“Fair housing opens doors and strengthens communities”*

### **Fair Housing Amendments Act of 1988**

The Federal Fair Housing Act (1968 and 1988) makes it illegal to discriminate in the sale or rental of housing when the discrimination is based on any of the following factors:

**Race**  
**Color**  
**Religion**  
**Sex**  
**National Origin**  
**Familial Status**  
**Disability**

The Laws protect against discriminatory actions (based on one of those factors above) such as:

- refusing to sell or rent
- sexual harassment
- quoting a difference in housing availability
- quoting a difference in security deposit required
- quoting a different monthly rent
- refusing to rent to a family or individual with children

**Come and see how you can protect your organization from Fair Housing violations!**

*The Delaware Chapter of Housing and Redevelopment Officials invite you and your staff to attend this very important training in an informal setting. The training is designed to inform all attendees of the Fair Housing Law and how to avoid the effect violations of the law can have on your organization. The same training is offered twice; in the morning for Housing Managers, Management Agents, Owners/Landlords & Realtors and in the afternoon for Maintenance Staff & Personnel.*

## Who Should Attend?

- Maintenance Staff
- On-Site Managers
- Management Agents
- Owner/Landlords
- Realtors

## About The Speaker.....

- **A.J. Johnson**, of A.J. Johnson Consulting services, Inc. is nationally recognized by the National Association of Homebuilders as one of the leading expert and trainers on Fair Housing. A.J. will discuss in detail the Fair Housing Law, which will include who is covered by the law, federal exemptions, marketing and leasing issues, accessibility and design requirements, and will provide practical advice on how to avoid Fair Housing violations.

### MORNING AGENDA

For Housing Managers, Management Agents,  
Owners/Landlords & Realtors

8:30 a.m. – Registration

8:50 a.m. – Welcome

9:00 a.m. – Who is exempt from the Act?

9:10 a.m. – Protected Categories

Race

Color

Religion

Sex

National Origin

Familial Status

Disability

9:30 a.m. - Prohibited Activities

9:45 a.m. – Detailed discussion on issues of race

10:15 a.m. –Break

10:30 a.m.. – Detailed discussion on issues of disability

Reasonable modifications

Reasonable accommodations

Design and construction requirements

11:00 a.m.. – Detailed discussion on familial status

Exemption for Older Americans

11:30 a.m. – Advertising

11:45 a.m. – Enforcement

12:00 noon – Questions & Answers

### AFTERNOON AGENDA

For Maintenance Staff & Personnel

12:30 p.m.- Registration

12:50 p.m. - Welcome

1:00 p.m. – Who is exempt from the Act?

1:10 p.m. – Protected Categories

Race

Color

Religion

Sex

National Origin

Familial Status

Disability

1:30 p.m.- Prohibited Activities focusing on issues  
critical to maintenance staff

1:45 p.m. – Detailed discussion on issues of race

2:15 p.m. - Break

2:30 p.m. – Detailed discussion issues of disability

Reasonable modifications

Reasonable accommodations

Design and construction requirements

3:00 p.m. – Detailed discussion on familial status

Exemption for Older Americans

3:30 p.m. - Advertising

3:45 p.m. - Enforcement

4:00 p.m. – Questions & Answers

**This course is approved for 3 continuing education Module 7 credits with the Delaware Real Estate Commission.**

\*DE NAHRO reserves the right to cancel this course for reasons beyond its control or for lack of enrollment.

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# REGISTRATION FORM FOR FAIR HOUSING TRAINING ON MARCH 3, 2020

**Hurry -- Register before February 17, 2020 to reserve your seat.  
Limited Seating Available!**

|                  |      |                        |     |
|------------------|------|------------------------|-----|
| Name             |      | Title                  |     |
| Agency/Firm Name |      | Apartment Complex Name |     |
| Address          | City | State                  | Zip |
| E-Mail           |      | Phone Number           |     |

Please note the session you will be attending:

☐ Morning Session  
☐ Afternoon Session

Fee (Check One)  
☐ DE NAHRO Member - \$55.00  
☐ Non-DE NAHRO Member - \$65.00  
☐ I would like to register for training & become a DE NAHRO Member - \$70.00

Interested in receiving Continuing Education Credits ☐ yes ☐ no

**Directions to Polytech Adult Education Center:**

From the North, take Rt. 13 south through Dover and Camden. At Woodside, turn left onto Walnut Shade Road at traffic light. From the South, take Rt. 13 north and turn right at the traffic light at Woodside onto Walnut Shade Road. Polytech is approx. ½ mile on the left. The Adult Education Center is on the 2<sup>nd</sup> Floor of the building

**Checks** should be made payable to: **DE NAHRO**  
and mailed with registration form to:

DE NAHRO  
c/o Paula Sims  
410 Tamara Circle  
Newark, DE 19711

**To Pay by Credit Card** please register online at [www.denahro.com](http://www.denahro.com), click on General Info & News to Fair Housing Training and follow prompts

Questions?? Call Paula Sims 302-252-7531  
or e-mail at [paulasims1@yahoo.com](mailto:paulasims1@yahoo.com)