



FAIR HOUSING AND BEYOND (FHS201)

**April 14, 2010 – 4.5 Hours
8:00am Registration – 8:30am – 1:00 pm Seminar**

**Greater Rochester Association of Realtors Education Center
939 East Avenue, Rochester New York 14607**

FACILITATOR

**STEVEN SAVOCA, CPM®, RPA, LEED AP
Konar Properties**

Mr. Savoca has been involved in property management since 1995, overseeing various aspects of real estate management including, residential, commercial, industrial, and manufactured housing. He is currently a Commercial Property Manager with Konar Properties. Steven serves as Vice President of Education for the Rochester Western New York Chapter 58 and was "CPM of The Year" in 2007 and 2009. He also holds the Real Property Administrator (RPA) and is also a LEED Accredited Professional as designated by the United States Green Building Institute.

SEMINAR LEARNING OBJECTIVES

Lesson 1: The Protected Classes and Discrimination

- Identify the need for fair housing education of staff, the property owner, and the vendors contracted to the property
- Describe the federal protected classes
- Identify the protections that may exceed the federal protections from state or local government
- Assess how fair housing rights extend to all residents and guests of the lease signatories
- Recognize the difference in discrimination between treatment and impact
- Identify excuses and justifications for discriminatory practices in order to remove them

Lesson 2: Focus on Disability

- Describe the statutes that govern protections from discrimination against disability at the federal level
- Identify the importance of demonstrating sensitivity to disability
- Identify the range of "reasonability" in the definition of "reasonable" accommodations and modifications
- Discuss issues of the disability protection that extend to other physical and mental health challenges that impact the property
- Identify further resources

Lesson 3: Fair Housing and Property Operations

- Analyze communications protocols and the role they play in avoiding fair housing
- Determine issues in handling resident complaints
- Identify documentation as the best defense against fair housing complaints, and set those guideline in light of the statute of limitations requirements
- Identify the impact of fair housing laws on resident selection
- Identify fair housing advertising guidelines

SEATING IS LIMITED SO REGISTER EARLY

Cost Premier and Classic Members: \$79; Non-Members: \$109

Premier Members are CPM® Members, Candidates, ARM® Members AcoM Members and AMO Firm Employees. Classic Members are Associate Members, Student Members and Academic Members.

Registration Form

Please send payment along with registration form on or before April 5, 2010 to: IREM Chapter 58, PO Box 202, North Chili, New York 14514. Please call Nanette Stubbe, IAE with any questions, 585-889-8040.

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