

*Fair Housing
It's not an option,
It's the LAW*

Discrimination it's out there and if you don't know the laws it can be damaging. Put your company on the path to success by knowing your rights along with your tenants rights. Only you can protect yourself and your company by educating your employees.



*Hotel accommodations are available through
Northern Lights Casino—866-652-4683
(Mention you are with Spectrum training
and receive a special room rate of
\$70 per night plus tax)*

*Additional accommodations are available at:
Country Inn and Suites—218-547-1400
Americinn—218-547-2200*

Real Estate credits available by completing form (available at the training) and additional \$10 sent to the State. Contact DW Jones Management, Inc for details.



**DW Jones
Management, Inc.**

Proudly Presents

Steve Rosenblatt &

SPECTRUM SEMINARS, INC.

545 SHORE ROAD - CAPE ELIZABETH, ME 04107
PH. (207) 767-8000 FAX (207) 767-2200

*Fair Housing Law,
Section 504
and You*

*Whether you manage 1 unit or
1000 plus units this subject is
very important to the well being
of your success*

July 27, 2005

8:00 am

Northern Lights Casino

Hwy 371

Walker, Minnesota

Tel: 218-547-3307 ext. 109

*Seminar Registration
D.W. Jones Management, Inc.
PO Box 340
Walker, MN 56484*

Spectrum Fair Housing/Section 504 Training

Sign up for Fair Housing/504 Training

Please return this form no later than June 15, 2005 to receive special pricing.

Attendees Name(s)

Total Number Attending _____ X \$275.00 per person _____
After June 30, 2005 the cost will increase to \$300.00 per person Total Due (Please enclose this amount)

Business or Organization Name

Contact Name

Address

Phone

E-mail address

Please enclose a check or money order made payable to D.W. Jones Management, Inc. for the total amount due and return with this form to the address listed below.

D.W. Jones Management, Inc.

PO Box 340
7539 Front Street
Walker, MN 56484

Phone: 218-547-3307
Fax: 218-547-3662
Email: lori@dwjonesmanagement.com

Course Schedule

Individual topics subject to change.

8:15 am—Registration (continental Breakfast)

9:00 am

- ★ Fair Housing/504/ADA Implementation Dates
- ★ Differences between the laws
- ★ Protected Classes Vs. Non-protected Classes
- ★ Exempted Housing

10:15 am—Coffee Break

10:30 am

- ★ Affirmative Fair Housing Marketing Plans
- ★ Single Gender Housing
- ★ Familial Status issues

noon—Lunch (provided)

1:00 pm

- ★ Occupancy Standards
- ★ What is Elderly housing?/Special provisions in the law
- ★ Definitions of Handicap/Disabled
- ★ Legal and illegal questions
- ★ Independent living/Live-in care attendants

2:30 pm—Afternoon Break

2:45 pm

- ★ Accessibility & design requirements Fair housing/504
- ★ MOU-Justice/HUD/Treasury
- ★ Reasonable modification/accommodation

4:30 pm—Seminar Ends

TUITION: \$275.00 per person (if registered before June 30, 2005, after this date the cost will be \$300.00 per person)

Affirmative Fair Housing is an extremely important issue faced by every management company. Affirmative Fair Housing covers the rights of tenants, applicants and management practices for rental properties.

From Spectrum Seminar's Website:

In the last 12 months, there has been a major focus on Compliance with Fair Housing and Section 504 requirements by Federal and State Agencies. Did you know...

- 1. August 11, 2000 - A memorandum of Understanding is effective between the Departments of HUD, Treasury, and Justice to enforce the new construction requirements for Tax Credit properties as set forth under the new Fair Housing Law.*
- 2. January 1, 2001 - Changes in monitoring requirements for the Low Income Housing Tax Credit program now require that physical inspections of all Tax Credit properties in the US must be done at least once every three years by the State Monitoring Agency. These inspections will include compliance with the Fair Housing Design Requirements.*
- 3. January 4, 2001 - AN3601 is issued by the Rural Housing Service to all 50 State Rural Development Offices giving instructions that compliance reviews at RD 515 properties must now include a detailed review of Fair Housing Design Requirements as well as Section 505 Self-Evaluations and Transition plans.*

Do you understand the Fair Housing Design Requirements for new construction and the Section 504 Requirements for existing and new federal properties?

If you have not attended the SPECTRUM one-day comprehensive Fair Housing Training, we recommend you do so. If you have attended, it is strongly suggested that you come again for updates, new court cases, and the comfort level that you understand these laws

We are excited to offer training by Mr. Rosenblatt in a location that is convenient to the rental property professionals of Northern Minnesota. Training materials, breakfast and lunch will be provided. We hope to see you there!

If you have any questions please contact Lori Duchesneau at (218) 547-3307 Extension 109.

*This course is being hosted by
D.W. Jones Management, Inc.
in association with
Spectrum Seminars.*