



OOPS! I just said that and it cost me!

(A Fair Housing Seminar)

Presented By:

Apartment Council of Topeka

Wednesday, April 24, 2024, 9am-Noon
Deer Creek Community Center
2345 SE 45th St, Topeka, KS 66605

If you interact with humans, you should attend this seminar!

Our goal as property owners and managers is to provide a harmonious living environment for our residents. People's homes are their safe haven. We work with so many people on a given day, we have to be aware of the laws, as well as understand how and why they were created and when there is a problem. Whether it's true discrimination or a person trying to manipulate a situation for monetary gain, we have to be prepared. HUD will be dedicating 39 million dollars in 2024 to increasing Fair Housing compliance. Are you ready? Attending a Fair Housing training seminar annually shows you actively participate in avoidance of discrimination and foster an inclusive environment. This comprehensive, interactive seminar is packed with information so you are proactive, not reactive!

This seminar is designed for ALL positions and will include:

- This is a quiz style seminar that is extremely interactive WITH PRIZES at the end!
- A large percentage of fair housing claims are maintenance related!
- Understanding HUD (US Dept of Urban Development) and its process and occupancy guidelines
- Answering difficult questions such as, "Why does my neighbor have an assigned parking spot in front of my building," "What kind of people live here?" and "Why does he have a dog when dogs aren't allowed at this property?"
- Reasonable accommodations/modifications discussion including assistive animals, reserved parking and how to acquire proper documentation
- Suggestions on how to severely cut down on assistive animals that are not truly "assistive."
- Specific leasing and maintenance related topics, common mistakes, and how to avoid unintentionally appearing discriminatory
- The most up to date information regarding disparate impact and legitimate interest
- Multiple examples, videos and case studies to address some of the "what ifs" to peak interest and enhance learning

Michelle Molinaro has been serving the multifamily industry since 1996 and has been a proud member of the Kansas City Apartment Association. Over the past 16 years, her training programs have taken over the Midwest and become known for being informative, enjoyable and just plain FUN! Her training style is relevant, approachable and easy to follow. Hope to see you there!

**RSVP with names of who will be attending this FREE Fair
Housing Seminar educational opportunity,
a benefit of your ACT Membership on
April 24, 2024 from 9:00-12:00 p.m.
Deer Creek Community Center
2345 SE 45th St, Topeka, KS 66605**

Name/Position _____

Name/Position _____

Name/Position _____

Name/Position _____

Name/Position _____

Property : _____

Property Contact Name: _____

Property Phone Number: _____

Thank you! We look forward to seeing you on this day. Please email RSVP to Linda at Cedar Ridge Apartments via fax 785-272-0236 or email ljonesgiltner@petersoncompanies.com. If you have any questions, please call Linda at 785-272-0106.

**Let's fill the room and enjoy networking and a FREE lunch!
Did we say FREE? YES!**

Apartment Council of Topeka
sponsored event. 