

Course Outline and Objectives Fair Housing Law and Practice

# Minutes for each major segment	Subject content of each segment	*Learning Objective-What will the student be able to do after this activity?	Teaching technique	Informal Assessment Method
10 minutes	Orientation	<ul style="list-style-type: none"> Identify course goal and purpose Identify school policies and procedures Identify course instructor 	Computer-based	N/A
40 minutes	Discrimination	<ul style="list-style-type: none"> Identify economic and social consequences of discrimination in housing Identify when Congress adopted the first civil rights act Identify the governing bodies that regulate fair housing laws Recall property amenities that are evaluated during the appraisal process Explain the meaning of the term "familial status" and "disability" as it applies to fair housing law Recall two types of housing that are exempt from fair housing regulation 	Computer-based	Post Assessment
10 minutes	Break			
30 minutes	Prosecutable	<ul style="list-style-type: none"> Define blockbusting and deed theft Identify examples of "reasonable accommodation" Recall why false denial of availability is illegal List three steps that victims of low-ball appraisals can follow to achieve recourse Identify the type of individuals who most frequently fall victim to predatory lenders Define and recall examples of illegal redlining, rental discrimination, and steering 	Computer-based	Post Assessment
20 minutes	Enforcement	<ul style="list-style-type: none"> Recall the role that the Office of Fair Housing and Equal Opportunity (FHEO) plays in the fair housing enforcement process Identify the role HUD's Fair Housing Initiatives Program (FHIP) plays in the enforcement of fair housing regulations Recall what complainants can do if HUD rules "no reasonable cause" in their initial investigation of a discrimination claim Identify the actions a complainant can take if a HUD Administrative Law Judge (ALJ) concludes that "no reasonable cause" exists for a complaint 	Computer-based	Post Assessment
10 minutes	Break			
30 minutes	The ADA	<ul style="list-style-type: none"> Identify the purpose of the ADA law Differentiate between the terms "public housing areas" and "publicly accommodating properties" Recall from the five titles within ADA, which title deals with access to public facilities Recall why licensees should know how ADA affects publicly accommodating properties 	Computer-based	Post Assessment

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60 minutes	Licensee Ethics	<ul style="list-style-type: none"> • Identify at least one benefit of ethical conduct in the real estate industry • Recall how real estate agents and mortgage brokers can engage in the unethical practice of collusion • Recall the term for the unethical practice that occurs when appraisers are pressured into assigning higher property values than the actual market will support • Recognize one of two ways that real estate licensees can help reduce the unethical practice of scraping • Recall that implicit bias occurs when people have an automatic associations attitude towards individuals or groups of individuals • Differentiate between explicit and implicit bias • Recall how to avoid implicit bias discrimination within business interactions • Identify how you can take an active role in overcoming social stereotypes, discrimination, and prejudice • Recall that the unconscious brain stereotypes others without conscious awareness • Recall two of the four methods licensees can use to counter implicit bias within the workplace 	Computer-based	Post Assessment
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