



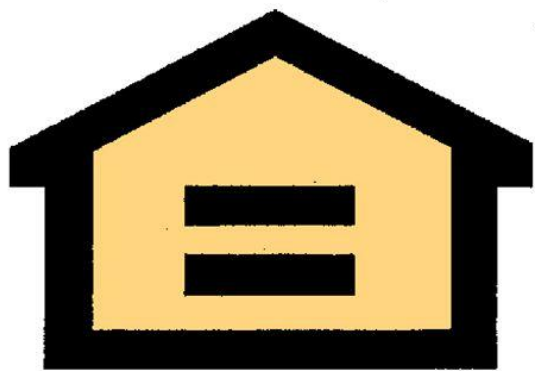
# Property Managers, HUD, and Criminals...Oh, My!!!

By:

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# Protected Classes:

## THE FAIR HOUSING ACT



**Equal Housing Opportunity**

4/30/2015

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- Race
- Sex
- Color
- Religion
- Familial Status
- Handicap
- National Origin
- Sexual Orientation
- Gender Identity

# What Makes Fair Housing Different in Property Management?



- You are Building a Relationship for a Long Term
- Transferring Rights to a Multi-Hundred Thousand Dollar Asset

# HUD Counsel Guidance

## April 4, 2016

[www.narpm.org/legislative/issues/hud-issued-fair-housing-guidance](http://www.narpm.org/legislative/issues/hud-issued-fair-housing-guidance)

### Cannot Do:

No “One Strike  
You’re Out  
Policies”

Arrest Records are  
off the Table

### What HUD Wants:

Property Managers/Landlords to be More Thoughtful Regarding Criminal Backgrounds

Use the Least Discriminatory Method of Screening Your Applicants

### Can Do:

Criminal  
Background Checks

Deny Someone due  
to Excessive  
Criminal  
Convictions

