## About the ARIZONA DEPARTMENT OF HOUSING

The Arizona Department of Housing (ADOH) takes an active role in the education and training of housing providers and housing consumers to ensure awareness of fair housing laws. Housing providers and housing consumers who would like to attend a free training on the Fair Housing Act and learn their responsibilities and rights under the law may contact ADOH at 602/771-1000 and ask to speak with the Fair Housing Specialist.

Fair housing trainings and workshops are provided throughout the state of Arizona. At least four fair housing workshops are conducted within each of the 13 rural counties in Arizona per year, with Pima and Maricopa Counties receiving at least two workshops per year. Half of these workshops are geared toward housing professionals such as site managers, property owners, leasing agents, lenders, and housing authority staff. The other half are geared toward housing consumers; however, all classes are open to anyone that would like to attend. Continuing Education Units (CEU) for real estate professionals that need to fulfill this requirement are also provided.

## IF YOU NEED HELP

The Southwest Fair Housing Council (SWFHC) was established in 1986. It is a non-profit, tax-exempt fair housing organization based in Tucson, Arizona, providing services throughout Arizona.

**Tucson:**

2030 E. Broadway Blvd.
Tucson AZ 85719
520-798-1568

**Phoenix:**

323 W. Roosevelt St., #1008
Phoenix, AZ 85003
602-252-3423

888-624-4611 - **TOLL FREE**
520-670-0233 - **TTY**

## IF YOU SUSPECT DISCRIMINATION

The Civil Rights Division of the Arizona Attorney General's Office investigates and resolves housing discrimination complaints. Anyone interested in filing a complaint should contact one of the following:

**Phoenix:**

Arizona Attorney General's Office
Civil Rights Division
1275 W. Washington St.
Phoenix, AZ 85007

602-542-5263 – **GENERAL INTAKE LINE**
602-542-5002 – **TTY**
877-491-5742 – **TOLL FREE**
877-624-8090 – **TTY TOLL FREE**

**Tucson:**

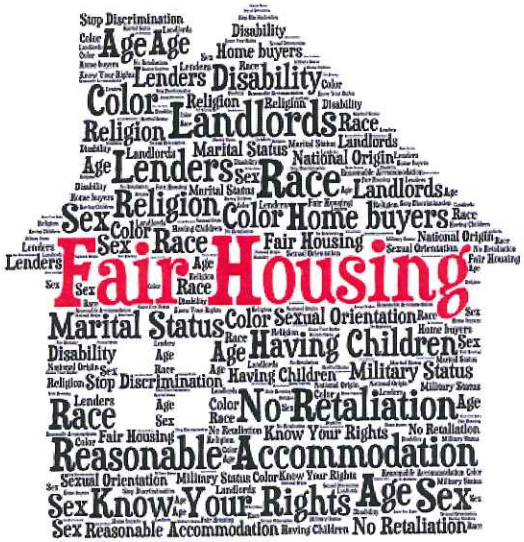
Arizona Attorney General's Office
Civil Rights Division
400 W. Congress, # S-215
Tucson, AZ 85701

520-628-6500 – **GENERAL INTAKE LINE**
520-628-6872 – **TTY**
877-491-5740 – **TOLL FREE**
877-881-7552 – **TTY TOLL FREE**

Arizona Department of Housing

1110 West Washington, Suite 280
Phoenix, AZ 85007
602-771-1000 PHONE 602-771-1001 TTY
www.azhousing.gov

EQUAL HOUSING OPPORTUNITY




# FAIR HOUSING

**Equal Opportunity for All**
**It's Not An Option...It's the Law**

Arizona Department of Housing

## WHAT EVERYONE SHOULD KNOW ABOUT FAIR HOUSING

The sale and purchase of a home is one of the most significant events that an individual will experience in their lifetime. It is more than the simple purchase of housing, for it directly impacts the hopes, dreams, aspirations, and economic destiny of those involved. It is for this reason that the Fair Housing Act and other federal and state laws were enacted to guarantee a right to a national housing market free from discrimination based on race, color, religion, sex, disability, familial status, and national origin.

## THE LAW

Civil Rights Act of 1866 – The Civil Rights Act of 1866 prohibits all racial discrimination in the sale or rental of property.

Fair Housing Act – With the enactment of the US Civil Rights Act of 1968, fair housing rights became federal law. Title VIII of the Act, as amended by Congress in 1988 prohibits discrimination based upon the race, color, religion, sex, disability, familial status, or national origin of those seeking housing.

In Arizona, state fair housing laws are equivalent to federal law. In some communities, local housing ordinances make it illegal to deny housing based on age, marital status, or sexual orientation. These fair housing laws protect the right of each home seeker and provides equal opportunity in the purchase, sale, rental, leasing, financing, insuring, and advertising of housing.

## WHAT HOUSING IS COVERED

The Fair Housing Act covers most housing. In some circumstances, the Act exempts owner-occupied buildings with no more than four units, single-family housing sold or rented without the use of a broker, and housing operated by organizations and private clubs that limit occupancy to members.

## HOUSING DISCRIMINATION STILL EXISTS

Despite a wide range of housing opportunities throughout Arizona, the doors of homes, apartments, mobile homes, and condominiums are closed to many because of illegal discrimination. Complaints to and testing by fair housing organizations in Arizona indicate that discrimination is a common practice, frequently undetected by home seekers who are unlawfully denied access to housing. You have the right to expect that housing will be available to you without discrimination or other limitations based on race, color, religion, sex, disability, familial status, or national origin.

## SIGNS OF HOUSING DISCRIMINATION

- Refusing to sell, rent, or show available housing.
- Only showing housing in areas where other minorities live.
- Harassment or intimidation.
- Housing advertisements with discriminatory statements or displaying no minorities in group scenes.
- Differing terms for identical dwellings.
- Extensive questioning prior to offering or providing information about the availability of housing.
- Being told the dwellings is not appropriate for your family.
- Terms of availability change between phone contact and your visit.
- You are not contacted after the acceptance of your application.
- House or apartment has an "available" sign but you are told it is not available.
- Refusing to make reasonable accommodation or allow a modification to make the dwelling accessible for a person with a disability.
- Refusing to finance the purchase of a home or to write property insurance, or offering non-standard and unfavorable terms.

## SECTION 504

Section 504 prohibits discrimination on the basis of disability in any program or activity that receives financial assistance from any federal agency.

With respect to housing, a housing provider may not:

- Deny or refuse to sell or rent to a person with a disability.
- Impose application or qualification criteria that is different than those required of or provided to persons who are not disable.
- Impose rental fees or sales prices, and rental or sale terms or conditions that are different than those required of or provided to persons who are not disable.
- Require persons with disabilities to live only on certain floors
- Deny those with disabilities access to recreational or other public and common use facilities.
- Charge a higher security deposit to a person that uses a wheelchair

## AMERICANS WITH DISABILITIES ACT (ADA)

**Title II**
Covers activities of public entities (state and local governments). It requires public entities to make both new and existing housing facilities accessible to persons with disabilities. Housing covered by Title II of the ADA includes, for example, public housing authorities that meet the ADA definition of "public entity," and housing operated by States or local government, such as housing on a state university campus.

**Title III**
Requires that public and common use areas at housing developments are accessible.