

Fair Housing – It's the Law

It is important to understand the basic rights provided to you under the *fair housing laws*. The premise of fair housing law is simple: everyone has the legal right to live anywhere they want (and can afford) to live. Fair housing law applies to both individuals and families whether they are Voucher Holders or paying market rates.

The Federal Fair Housing Act prohibits discrimination based on race, color, religion, national origin, sex, age, ancestry, familial status, disability, gender identity, military discharge status, or source of income.

Fair housing does *not* mean that Property Owners are required to rent to anyone who comes through the door. Property Owners have the right to screen applicants, based on legal guidelines and procedures. The screening process will vary from Owner to Owner. Some will just look you in the eye, talk to you, and make a decision. Other Property Owners will require you to undergo a formal screening policy that may include:

- Checking credit history and references
- Conducting criminal background checks
- Reviewing previous rental history
- Filling out a thorough application form

Fair housing requires a Property Owner to treat all applicants the same. For example, if a Property Owner conducts home visits as part of their screening process, then home visits must be conducted for *every* applicant. If the screening uncovers information that indicates that you may not pay the rent on time or that you may damage the property, then the Property Owner does not have to accept you as a tenant. On the other hand, if you meet the Property Owner's criteria, he/she must accept you — whether or not you are a Voucher Holder.

Fair housing is your legal right. If you are denied your housing rights, you may be experiencing housing discrimination.

Under the Fair Housing Act, it is against the law for landlords to:

- Refuse to rent housing to you if you are a qualified applicant
- Tell you housing is not available when it is available
- Show you apartments or homes in certain neighborhoods only
- Advertise housing to preferred groups of people only
- Deny you property insurance
- Refuse to make certain modifications or accommodations for persons with a mental or physical disability, including persons recovering from alcohol and substance abuse and HIV/AIDS-related illnesses
- Harass, coerce, intimidate, or interfere with anyone exercising or assisting someone else with fair housing rights

To report housing discrimination or to learn more about it, call the Office of Fair Housing and Equal Opportunity of the Department of Housing and Urban Development (HUD) at (800) 496-4294. You may also file a complaint on line at <https://www5.hud.gov/Hud903/main/pagHUD903Form.jsp>.

You can also file a complaint in writing to:

New York/New Jersey Fair Housing Hub
U. S. Dept. of Housing and Urban Development
26 Federal Plaza, Room 3532
New York, NY 10278-0068
(212) 264-1290 or (800) 496-4294
Fax (212)264-9829 TTY (212) 264 0927



NON PROFIT HOUSING AGENCIES

A -HOME

141 TOMPKINS AVE 3RD FLOOR
PLEASANTVILLE NY 10570

914-741-0740

FAX: 914-741-0777

www.a-homehousing.org

AMERICAN RED CROSS

106 NORTH BROADWAY
WHITE PLAINS NY 10603

914-946-6500

www.redcross.org

BLUE MOUNTAIN HOUSING DEVELOPMENT CORP

C/O TOWN OF BEDFORD

321 BEDFORD RD

BEDFORD HILLS, NY 10507

914-666-6530

FAX: 914-666-5249

THE BRIDGE FUND OF WESTCHESTER

171 EAST POST RD, SUITE 200

WHITE PLAINS NY 10601

914-949-8146

FAX: 914-949-1162

ENHANCED SECTION 8 OUTREACH OFFICE (ESOP)

20 So. Broadway, Ste. 1102

Yonkers, NY 10701

Tel. (914) 964-5519

Fax (914) 964-6619

COMMUNITY HOUSING INNOVATIONS INC

190 EAST POST RD, RM 401

WHITE PLAINS NY 10601

914-683-1010

FAX: 683-6158

www.communityhousing.org

CROTON HOUSING NETWORK

132 OLD POST RD NORTH

CROTON-ON-HUDSON, NY 10520

914-271-9464

FAX: 914-2712184

www.crotonhousing.org

FAMILY RESOURCE CENTER

156-2 NORTH DIVISION ST

PEEKSKILL NY 10566

914-739-0411

FAX: 914739-6421



FAMILY SERVICES OF WESTCHESTER

1 SUMMIT AVE
WHITE PLAINS NY 10601
914-948-8004
FAX: 914-948-0299
www.fsw.org

GREYSTONE FOUNDATION

21 PARK AVENUE
YONKERS NY 10703
914-376-3900
FAX: 914-376-1333
www.grevston.org

HOUSING ACTION COUNCIL

55 SOUTH BROADWAY
TARRYTOWN NY 10591
914-332-4144
FAX: 914-332-4147

HUMAN DEVELOPMENT SERVICES OF WESTCHESTER

930 MAMARONECK AVE
MAMARONECK NY 10543
914-835-8906
FAX: 914-835-8905
www.hdsw.org

IFCA (INTERFAITH COUNCIL FOR ACTION)

PO BOX 790
138 SPRING ST
OSSINING, NY 10562
914-941-5252
FAX: 914-941-7392
www.ifcany.org

LEAGUE OF WOMEN VOTERS OF WESTCHESTER

WHITE PLAINS MALL
200 HAMILTON AVE
WHITE PLAINS NY 10601
914-949-0507
FAX: 914-997-9354

Email: LWVwestchester@verizon.org

MOUNT VERNON UNITED TENANTS

(MT VERNON ONLY PROGRAM)
2 GRAMATAN AVE, RM 312
MT VERNON NY 10551
914-699-1114
FAX: 914-699-7449
www.mvut.org

NEW ROCHELLE NEIGHBORHOOD REVITALIZATION CORP

400 NORTH AVENUE
NEW ROCHELLE NY 10801
914-633-7092
FAX: 914-699-7449



NORTH YONKERS PRESERVATION CORP

219 RIDGE AVENUE
YONKERS NY 10703
914-423-9754
FAX: 914-423-8184

RYE INTERFAITH HOUSING CORP (RYE MANOR)

155 OAKLAND BEACH AVE
RYE NY 10580
914-967-5023

THE SHARING COMMUNITY

1 HUDSON ST
YONKERS NY 10702
914-963-2626
FAX: 914-964-5286

www.thesharingcommunity.org

SHORE (SHELTERING THE HOMELESS IS OUR RESPONSIBILITY)

55 SOUTH BROADWAY
TARRYTOWN NY 10591
914-332-8801 OR 914-328-1896
FAX: 914-332-4147

www.shelteringthehomeless.org

WASHINGTONVILLE HOUSING ALLIANCE

136 LIBRARY LANE
MAMARONECK NY 10543
914-698-4299
FAX: 914-698-7158

www.washingtonville.org

WESTCHESTER COALITION FOR THE HUNGRY & HOMELESS INC

48 MAMARONECK AVE, SUITE 35-37
WHITE PLAINS NY 10601
914-682-2737
FAX: 914-682-2739

www.foodclothingshelter.org

WESTCHESTER COMMUNITY OPPORTUNITY PROGRAM

2269 SAW MILL RIVER RD, BLDG 3
ELMSFORD NY 10523
914-592-5600
FAX: 914-592-0021

www.westcop.org

WESTCHESTER COUNTY BAR ASSOCS

LAWYER REFERRAL SERVICES
1 NORTH BROADWAY, SUITE 512
WHITE PLAINS NY 10601
914-761-3707

FAX: 914-761-9402

www.wcbany.org



WESTCHESTER DISABLED ON THE MOVE

984 NORTH BROADWAY, SUITE LL-10
YONKERS NY 10701
914-968-4717
FAX: 914-968-6137
www.wdom.org

WESTCHESTER HISPANIC COALITION

46 WALLER AVENUE
WHITE PLAINS NY 10605
914-948-8466
FAX: 914-948-0311
www.hispaniccoalition.org

COMMUNITY CAPITAL RESOURCES

7 WEST CROSS ST
HAWTHORNE NY 10532
914-747-8020
FAX: 914-747-2049
www.ccrhv.org

WESTCHESTER INDEPENDENT LIVING CENTER

200 HAMILTON AVE, 2ND FLOOR
WHITE PLAINS NY 10601
914-682-3926
FAX: 914-682-8518
www.wilc.org

WESTCHESTER JEWISH COMMUNITY SERVICES

545 NORTH BROADWAY
WHITE PLAINS NY 10603
914-761-0600
www.wjcs.com

CLUSTER COMMUNITY SERVICES

20 SOUTH BROADWAY, SUITE 501
YONKERS NY 10701
914-963-6440
FAX: 914-963-4566
www.clusterinc.org

LEGAL SERVICES OF THE HUDSON VALLEY

90 MAPLE AVE
WHITE PLAINS NY 10601
914-949-1305
914-949-6213
www.lshv.org

WESTCHESTER RESIDENTIAL OPPORTUNITIES INC

470 MAMARONECK AVE, SUITE 410
WHITE PLAINS NY 10605
914-428-4507
FAX: 914-428-9455
www.wroinc.org



WESTHAB, INC.
NON PROFIT HOUSING DEVELOPMENT AND MANAGEMENT
85 EXECUTIVE BLVD
ELMSFORD NY 10523
914-345-2800
FAX: 914-345-3139
www.westhab.org

YMCA (OF TARRYTOWN)
62 MAIN ST
TARRYTOWN NY 10591
914-631-4087

YMCA (OF PORT CHESTER)
400 WESTCHESTER AVE
PORT CHESTER NY 10573
914-939-7800

YMCA (OF WHITE PLAINS)
250 MAMARONECK AVE
WHITE PLAINS NY 10605
914-949-8030
www.ymca-cnw.org

YWCA (OF WHITE PLAINS)
515 NORTH STREET
WHITE PLAINS NY 10605
914-949-6227
www.ywcawhiteplains.com

NYS DIVISION OF HUMAN RIGHTS
Office of General Services
8 John Walsh Boulevard, Suite 204
Peekskill, NY 10566
Tel. (914) 788-8050

HUD Housing Discrimination Hotline

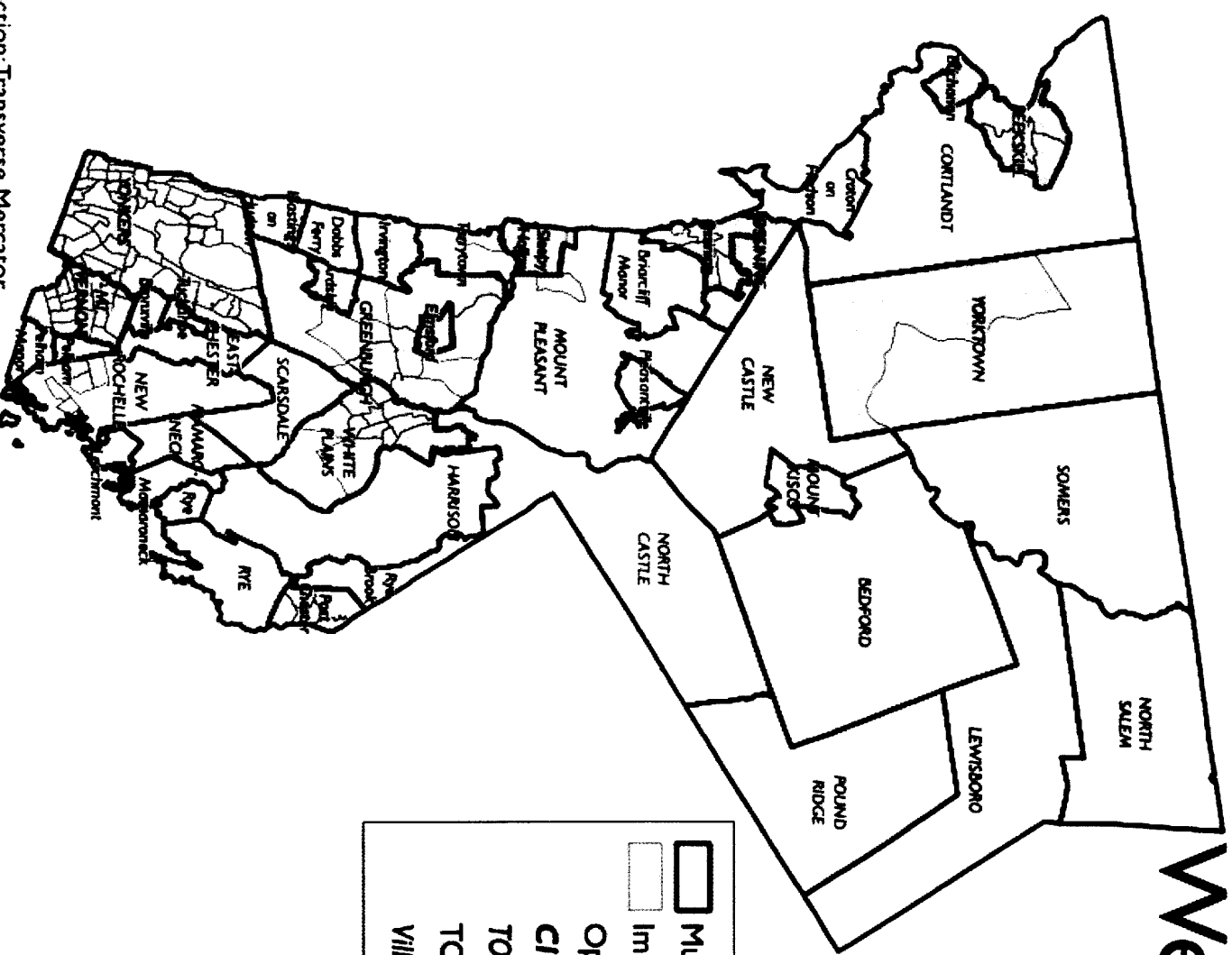
Call toll free at (800) 669-9777




This information can also be accessed for the hearing impaired via TTY at (800) 927-9275

and/or by calling the Federal Relay Service (FedRelay) at (800) 877-8339



Westchester County Impacted and Opportunity Areas



	Municipal Boundaries
	Impacted Areas
	Opportunity Areas
	CITIES
	TOWNS
	TOWN/VILLAGES
	Villages

Projection: Transverse Mercator
 Source: ACS 2014 5-Year Estimates, HUD Data Portal Current as of 6/15/15, US News and World
 Report Current as of 4/18/16, FBI UCR 2015

