

Fair Housing – It's the Law

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

The Federal Fair Housing Act prohibits discrimination based on race, color, sex, national origin, religion, disability, or familial status. These are considered "Protected Classes". Westchester County has enacted its own fair housing law that, with some exceptions, prohibits discrimination based on source income.

Fair housing laws do not prevent owners from declining to rent their available units to you. Owners can set up non-discriminatory screening processes. A screening process may include:

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

Fair housing laws prevent members of protected classes from being screened differently. For example, a property owner cannot mandate that members of a protected class meet a certain credit score threshold without setting the same standards for all potential tenants. However, if their standard, non-discriminatory, screening process uncovers information that indicates you have a history of not paying your rent or damaging your apartments, they may decline renting to you. In Westchester County, with some exceptions, if you meet an owner's screening requirements, they cannot decline renting to you solely because you are using a Housing Choice Voucher.

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 generally against the law for landlords to:

- Refuse to rent housing to you because you are a member of a protected class
- 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
- 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://www.hud.gov/program_offices/fair_housing_equal_opp/online-complaint#object%20HTMLCollection. HUD also maintains a Housing Discrimination Hotline at (800) 669-9777.

You can also file a complaint in writing to:

New York FHEO Center
26 Federal Plaza
New York, NY 10278
(212) 542-7527 or (212) 542-7507



Non Profit Housing Agencies

A-Home

141 Tompkins Ave, 3rd Floor
Pleasantville, NY 10570
Phone: (914) 741-0740
Fax: (914) 741-0777
<http://a-homehousing.org/>

American Red Cross

40 Saw Mill River Rd
Hawthorne, NY 10532
Phone: (203) 869-8444
<https://www.redcross.org>

Blue Mountain Housing Development Corp

C/O Town of Bedford
321 Bedford Rd
Bedford Hills, NY 10507
Phone: (914) 666-6530

The Bridge Fund of Westchester

171 East Post Rd, Ste 200
White Plains, NY 10601
Phone: (914) 949-8146 or 211
<http://thebridgefund.org/westchester/>

Westchester Neighborhood Choice Program

112 East Post Rd, Ste 102
White Plains, NY 10601
Phone: (914) 995-6590
Email: westchestermobility@cvrnewyork.com
<https://wncp.cvrnewyork.com/>

Community Housing Innovations Inc

75 S Broadway, Ste 340
White Plains, NY 10601
Phone: (914) 683-1010
Fax: (914) 683-6158
<http://chigrants.org/>

Croton Housing Network

15 Mount Airy Rd
Croton-on-Hudson, NY 10520
Email: chn@crotonhousing.org
<http://www.crotonhousing.org/>



Family Resource Center of Peekskill, Inc

PO Box #302, Peekskill, NY 10566

Phone: (914) 737-0411

Email: frcecm@aol.com

www.frcny.org

Family Services of Westchester

One Gateway Plaza, 4th Floor

Port Chester, NY 10573

Phone: (914) 937-2320

Fax: (914) 937-3183

<http://www.fsw.org>

Greyston Foundation

21 Park Ave

Yonkers, NY 10703

Phone: (914) 376-3900

Email: info@greyston.org

www.greyston.org

Housing Action Council

55 South Broadway

Tarrytown, NY 10591

Phone: (914) 332-4144

Fax: (914) 332-4147

Email: hac@affordablehomes.org

Human Development Services of Westchester

930 Mamaroneck Ave

Mamaroneck, NY 10543

Phone: (914) 835-8906

Fax: (914) 835-8905

<https://www.hdsw.org/>

IFCA (Interfaith Council for Action)

138 Spring St

Ossining, NY 10562

Phone: (914) 941-5252

Email: info@ifcany.org

<http://www.ifcany.org/>

Mount Vernon United Tenants

2 Gramatan Ave, Room 312

Mount Vernon, NY 10550

Phone: (914) 699-1114

Fax: (914) 699-7449

<http://mvut.org>



New Rochelle Neighborhood Revitalization Corp

184 Union Ave
New Rochelle, NY 10801
Phone: (914) 633-7092
Fax: (914) 633-7442
<http://www.ndrgrp.com>

North Yonkers Preservation & Development Corp

219 Ridge Ave
Yonkers, NY 10703
Phone: (914) 423-9754
Fax: (914) 423-8184
Email: northyonkerspreservation@yahoo.com

The Sharing Community Inc.

1 Hudson St
Yonkers, NY 10702
Phone: (914) 963-2626
Fax: (914) 964-5286
<https://thesharingcommunity.org/>

Shore (Sheltering the Homeless is our Responsibility)

PO Box 814
White Plains, NY 10602
Phone: (914) 328-1896
Email: info@shelteringthehomeless.org
<http://www.shelteringthehomeless.org>

Washingtonville Housing Alliance

136 Library Lane
Mamaroneck, NY 10543
Phone: (914) 698-4299
Fax: (914) 698-7158
Email: info@washingtonville.org
<http://www.washingtonville.org/>

Westchester Community Opportunity Program

2 Westchester Plaza
Elmsford, NY 10523
Phone: (914) 592-5600
Fax: (914) 592-0021
<http://www.westcop.org/>

Westchester Disabled on the Move, Inc

984 N. Broadway, Ste LL-10
Yonkers, NY 10701
Phone: (914) 968-4717
Fax: (914) 968-6137
www.wdom.org



The Westchester Hispanic Coalition

46 Waller Ave
White Plains, NY 10605
Phone: (914) 948-8466
Fax: (914) 948-0311
Email: whc@hispaniccoalition.org
<https://hispaniccoalition.org/>

Community Capital New York

44 Executive Blvd
Elmsford, NY 10523
Phone: (914) 747-8020
Fax: (914) 747-2049
Email: info@communitycapitalny.org
<https://communitycapitalny.org>

Westchester Independent Living Center

10 County Center Rd, 2nd Floor
White Plains, NY 10607
Phone: (914) 682-3926
VP/TTY: (914) 259-8036
Fax: (914) 682-8518
Email: contact@wilc.com
<https://www.wilc.org/>

Westchester Jewish Community Services

845 North Broadway
White Plains, NY 10603
Phone: (914) 761-0600
Email: info@wjcs.com
www.wjcs.com

Cluster, Inc.

20 South Broadway
Yonkers, NY 10701
(914) 963-6440
Email: info@clusterinc.org
<http://clusterinc.org/>

Legal Services of the Hudson Valley

90 Maple Ave
White Plains, NY 10601
Phone: 1-877-574-8529 or (914) 949-1305
Email: info@lshv.org
<https://www.lshv.org/>



Westchester Residential Opportunities, Inc.

470 Mamaroneck Ave
White Plains, NY 10605
Phone: (914) 428-4507
Fax: (914) 428-9455
Email: housinghelp@wroinc.org
www.wroinc.org

Westhab

8 Bashford St
Yonkers, NY 10701
Phone: 914-345-2800
Fax: 914-376-5014
Email: mail@westhab.org
www.westhab.org

YWCA of White Plains & Central Westchester

515 North St
White Plains, NY 10605
Phone: (914) 949-6227
Fax: (914) 949-2021
Email: frontdesk@ywcawpcw.org
www.ywcawpcw.org

Westchester County Human Rights Commission

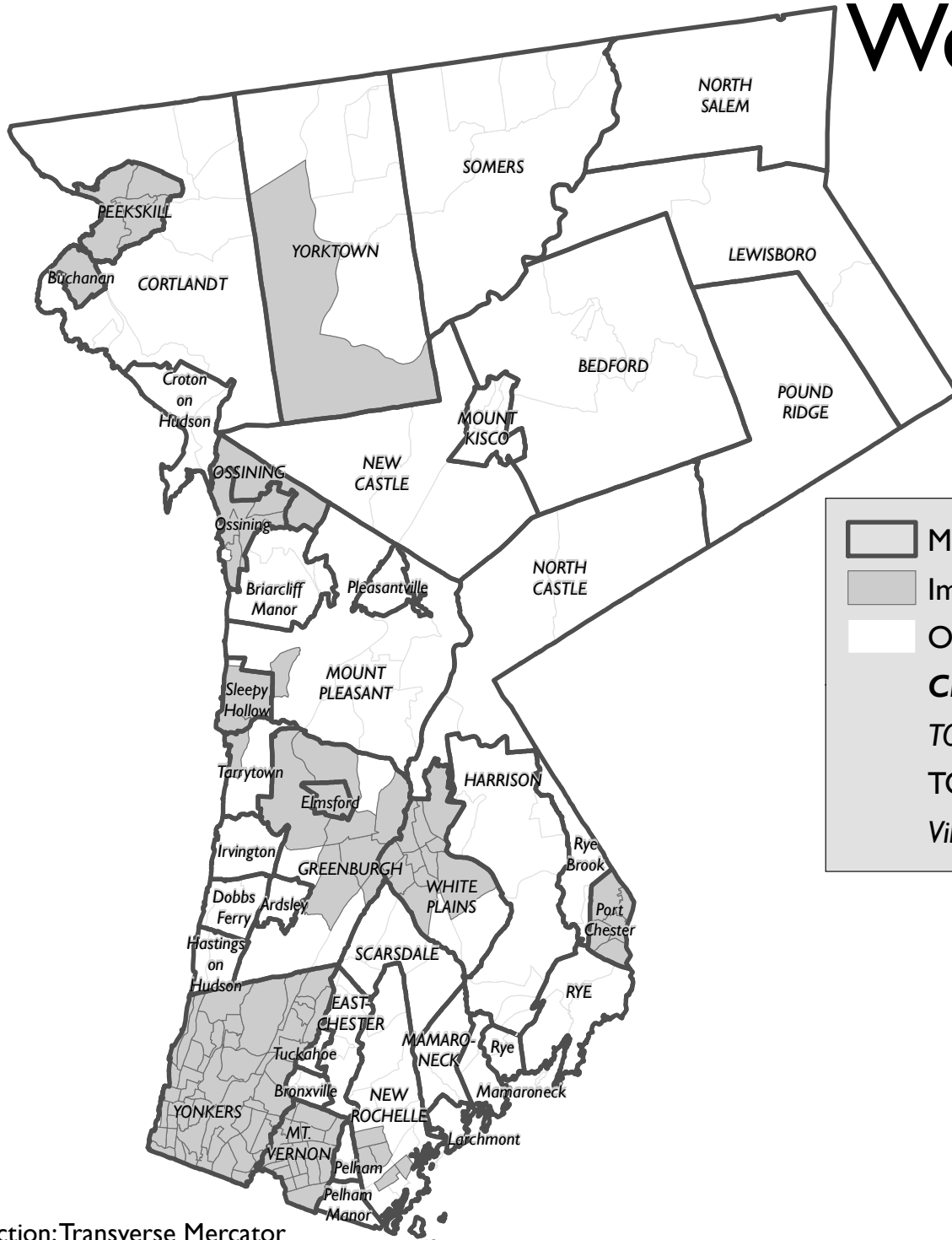
112 East Post Rd, #3
White Plains, NY 10601
Phone: (914) 995-7710
<http://humanrights.westchestergov.com>

New York State Division of Human Rights

One Fordham Plaza, Fourth Floor
Bronx, NY 10458
Phone: (718) 741-8332
TTY: (718) 741-8300
Email: accessibility@dhr.ny.gov
<https://dhr.ny.gov/>



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

