



*United States Attorney
Southern District of New York*

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**ROCKLAND COUNTY LANDLORD ADMITS LIABILITY IN HOUSING
DISCRIMINATION LAWSUIT AND ENTERS INTO SETTLEMENT
WITH THE UNITED STATES ATTORNEY'S OFFICE
FOR THE SOUTHERN DISTRICT OF NEW YORK**

PREET BHARARA, the United States Attorney for the Southern District of New York, announced today a settlement of the United States' lawsuit against PEARL RIVER GARDENS, LLC for discriminating against African-American apartment seekers in violation of the Fair Housing Act. PEARL RIVER GARDENS owns and operates a residential apartment complex located in Pearl River, Rockland County, New York. The settlement, in the form of a consent decree, was signed in White Plains federal court by U.S. District Judge VINCENT L. BRICCETTI.

U.S. Attorney PREET BHARARA stated: "Our office will not tolerate illegal discrimination in housing and will use the power of the Fair Housing Act to pursue those who violate the law. As this case demonstrates, even landlords who operate relatively small apartment complexes are not immune from the law, and must not discriminate based on race or color."

Under the settlement, PEARL RIVER GARDENS concedes that it engaged in discrimination on the basis of race or color in renting apartments in violation of the Fair Housing Act. The company is enjoined, by the consent decree, from discriminating against any person in the terms or conditions of renting a dwelling because of race or color. In addition, PEARL RIVER GARDENS must implement a Nondiscrimination Policy of uniform, non-discriminatory standards and procedures for showing available apartments to prospective tenants, educate its employees on federal and state housing discrimination laws, and submit periodic reports to the Government containing information about its rental activity. The company must also pay a civil penalty, and the United States will monitor its compliance with the terms of the consent decree for a minimum of five years.

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The settlement resolves a lawsuit filed by the United States on March 10, 2011. In its complaint, the United States alleged, among other things, that PEARL RIVER GARDENS provided false information about the availability of rental apartments and refused to rent to African-Americans, while negotiating rental agreements with whites.

Fighting illegal housing discrimination is a top priority of the Department of Justice. The federal Fair Housing Act prohibits discrimination in housing on the basis of race, color, religion, sex, familial status (having one or more children under 18), national origin, and disability. Persons who believe they have experienced or witnessed unlawful housing discrimination may call the U.S. Attorney's Office civil rights complaint hotline in the Southern District of New York at 1-212-637-0840, the national Housing Discrimination Tip Line at 1-800-896-7743, or contact HUD at 1-800-669-9777.

The case is being handled by the Office's Civil Rights Unit. Assistant United States Attorneys DANIEL P. FILOR and DAVID S. JONES are in charge of the case.

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