

**PRESS RELEASE --FOR IMMEDIATE RELEASE**

For further information contact: Elizabeth Albert of the Fair Housing Council of Montgomery County at 215-576-7711

**HOUSING DISCRIMINATION CASE SETTLED AGAINST KENNETH KRATZ  
IMPACTS FAMILIES WITH CHILDREN**

MONTGOMERY COUNTY, PA, July 1, 2003 – Kenneth K. Kratz, on behalf of the Kenneth Kratz Company, has agreed to settle a fair housing discrimination case filed by an individual complainant and the Fair Housing Council of Montgomery County with the U.S. Dept. of Housing and Urban Development for \$23,400.00.

In the spring of 2002, the individual, a mother with two children, found herself in a housing crisis when her landlord foreclosed on the rental property in which they were living, forcing the family to find another home. In May 2002, the individual contacted Kenneth Kratz inquiring about an advertised apartment. She was denied the opportunity to apply for the apartment and was told by Kratz Co. employees that Kratz didn't like to place families with children on the top floors. As a result of being denied the opportunity to rent an apartment, the complainant and her family moved into a shelter.

The individual and the Council filed a housing discrimination complaint with HUD in April 2003 alleging Kratz denied families the opportunity to rent units, steered families to first floor units, and charged higher rents based upon the number of people in a household. The complaint was based upon evidence gathered by the Council and the complainant's experience in attempting to rent from Kenneth Kratz. "It's important that people realize that they can advocate for their families and that there are organizations such as the Fair Housing Council to educate people about their fair housing rights."

"Discrimination against families with children occurs all too frequently", states Elizabeth Albert, Executive Director of the Fair Housing Council of Montgomery County. "Hopefully publicity of this case will let other owners know that discrimination against families with children is illegal and that if they discriminate they will pay a price. Kenneth Kratz Co. is a large owner of rental units in the North Penn area, the changes in his rental policies as a result of this complaint will positively affect hundreds of families."

Terms of the settlement include implementation of non-discriminatory policies, fair housing training, informing current tenants of the non-discriminatory policy with an option to move to upper floors when units become available, and changing the policy of charging additional rent based upon the number of occupants.