

UNITED STATES OF AMERICA  
DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT  
OFFICE OF ADMINISTRATIVE LAW JUDGES

The Secretary, United States :  
Department of Housing and Urban :  
Development, on behalf of [REDACTED] :  
[REDACTED], [REDACTED] minor :  
aggrieved child of [REDACTED] :  
by and through [REDACTED] her :  
parent and general Guardian; :  
and Fair Housing Council of :  
Suburban Philadelphia, :  
:  
Charging Party, :  
:  
v. :  
Vincent Quattrocchi; Louis :  
Quattrocchi; Cecilia Quattrocchi; :  
Quality Realty Associates, a :  
Pennsylvania General Partnership, :  
:  
Respondents :

HUD ALJ No. :  
FHEO Nos. 03-10-0163-8 :  
03-10-0205-8 :  
03-10-0162-8 :

**CHARGE OF DISCRIMINATION**

**I. JURISDICTION**

Fair Housing Council of Suburban Philadelphia ("FHCSF" or "Complainant FHCSF") submitted two timely complaints<sup>1</sup> with the United States Department of Housing and Urban Development ("HUD") on February 8, 2010, alleging that Quality Realty Associates ("QRA"), a Pennsylvania General Partnership, Vincent Quattrocchi, Agent, Construction Building Materials ("CBM"), and Cecilia Quattrocchi, and Louis Quattrocchi committed discriminatory housing practices on the basis of familial status in violation of the Fair Housing Act, 42 U.S.C. §§ 3601-19 ("the Act").

[REDACTED] ( [REDACTED] or [REDACTED] ) filed a timely complaint with the United States Department of Housing and Urban Development ("HUD") on March 3, 2010, alleging that Vincent Quattrocchi, Agent, CBM and QRA

<sup>1</sup> Case number 03-10-0162-8 was filed by FHCSF against Vincent Quattrocchi, Agent, Construction Building Materials and Quality Realty Associates. Case number 03-10-0163-8 was filed against Vincent Quattrocchi, Agent, Construction Building Materials, and Louis and Cecilia Quattrocchi.

committed discriminatory housing practices against her and her child, ██████████ on the basis of familial status in violation of the Act.<sup>2</sup>

The HUD Office of Fair Housing and Equal Opportunity ("FHEO") investigated the complaints of discrimination and concluded that with there is no reasonable cause to believe that CBM violated the Act. However, with respect to Respondents Vincent Quattrocchi, QRA and Louis and Cecilia Quattrocchi (hereinafter collectively referred to as the "Respondents"), there is reasonable cause to believe that discriminatory acts were committed.

The Act authorizes the issuance of a charge of discrimination ("Charge") on behalf of an aggrieved person following an investigation and determination that reasonable cause exists to believe that a discriminatory housing practice has occurred. 42 U.S.C. §§ 3610(g)(1) and (2). The Secretary has delegated to the General Counsel (73 Fed. Reg. 68441), who retains and redelegates this authority to the Regional Counsel (73 Fed. Reg. 68442), the authority to issue such a charge, following a determination of reasonable cause by the Assistant Secretary for Fair Housing and Equal Opportunity ("the Assistant Secretary") or his or her designee.

The FHEO Director for Region III, the Assistant Secretary's designee, has determined that reasonable cause exists to believe that discriminatory housing practices have occurred and, therefore, has authorized the issuance of this charge of discrimination.

## **II. SUMMARY OF THE ALLEGATIONS IN SUPPORT OF THIS CHARGE**

### ***A. Statutory and Regulatory Provisions***

1. It is unlawful to refuse to rent or negotiate for rental or otherwise make unavailable or deny a dwelling to any person because of familial status. 42 U.S.C. § 3604(a); 24 C.F.R. § 100.60(a) and (b) (2009).
2. It is unlawful to make statements with respect to the rental of a dwelling that indicate any preference, limitation or discrimination based on familial status, or an intention to make any such preference, limitation or discrimination. 42 U.S.C. § 3604(c); 24 C.F.R. § 100.75(a) (2009).
3. "Familial status" refers to one or more individuals (who have not yet attained the age of 18) being domiciled with a parent or other person having custody of such individuals. 42 U.S.C. § 3602(k); 24 C.F.R. § 100.20 (2009).

### ***B. Parties and Properties***

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<sup>2</sup> Contemporaneous with the filing of this Charge, Complainant ██████████ has amended her complaint, in case number 03-10-0205-8, to add Respondents Louis and Cecilia Quattrocchi, as co-owners of 1119 Radcliffe Street.

1. At all times pertinent to this Charge, Respondent QRA is a General Partnership which consists of three partners: (1) Louis Quattrocchi, (2) Theodore Walp and (3) Harry and Martha Shapcott. Each partner has an equal interest in the partnership and Respondent Louis Quattrocchi is the managing partner.
2. QRA is the owner of two rental properties in Bristol, Pennsylvania. The first property, which consists of eight (8) one-bedroom apartments, is located at 445/447 Mill Street, and the second property consists of four (4) one-bedroom units, located at 119 Wood Street.
3. At all times pertinent to this Charge, Respondents Louis and Cecilia Quattrocchi, as husband and wife, co-own a property located at 1119 Radcliffe Street, Bristol, Pennsylvania. The property has a total of fourteen (14) apartment units – eleven (11) one-bedroom apartments and three (3) two-bedroom apartments.
4. All of the properties referenced in paragraphs 2 and 3 above are collectively referred to as “the subject rental properties.”
5. At all times pertinent to this Charge, Respondent Louis Quattrocchi is responsible for the daily operations of all of the subject rental properties. His responsibilities include setting rental policies.
6. At all times pertinent to this Charge, Respondent Cecilia Quattrocchi assists with keeping the books and records for the subject rental properties.
7. At all times pertinent to this Charge, Respondent Vincent Quattrocchi handles phone calls and inquiries for the subject rental properties and shows the properties to prospective tenants. Vincent Quattrocchi is an agent of QRA.
8. At all times pertinent to this Charge, Complainant [REDACTED] is the parent of children under the age of 18. In June of 2009, Complainant [REDACTED] was pregnant and had two children – [REDACTED] lived with Complainant [REDACTED] however, [REDACTED] lived with his father.
9. FHSCP is a private, non-profit organization working to promote freedom of residence. The organization’s stated mission is to educate and advocate for equal access to quality, affordable housing for all persons, without regard to race, color, religion, national origin, disability, gender and familial status, in Southeast Pennsylvania.

**C. Factual Allegations**

1. In March of 2009, Complainant [REDACTED] observed a “For Rent” sign on a building at the corner of Bath and Otter Streets located in Bristol,

Pennsylvania with a phone number identified as 215-788-3377.

2. The following business day, Complainant ██████ called telephone number 215-788-3377<sup>3</sup> and inquired about available apartments for rent. ██████ spoke with Respondent Vincent Quattrocchi.
3. Respondent Vincent Quattrocchi advised ██████ that a one-bedroom apartment was available for \$800 per month plus security deposit. Respondent Vincent Quattrocchi asked who would be occupying the apartment. ██████ responded, stating that the apartment would be for her and her 7-year old daughter. Respondent Vincent Quattrocchi told ██████ that the owner preferred not to rent to children and that the apartment was on the third floor. Complainant ██████ asked Respondent Vincent Quattrocchi if he had any other apartments and he said that the other apartments were rented.
4. Complainant ██████ did not pursue the matter any further at that time since she did not want to live in a place where children were not welcome.
5. At all times pertinent to this Charge, Complainant ██████ worked at Lower Bucks County Hospital located at 501 Bath Road in Bristol, Pennsylvania.
6. On or about April 22, 2010, after experiencing several failed attempts to find an apartment in which to live, Complainant ██████ and her daughter became residents of the Levittown Red Cross Shelter ("shelter").
7. ██████ Complainant's seven-year old daughter and an aggrieved party, was not comfortable living at the Red Cross Shelter. After one night at the shelter, ██████ moved in with her grandmother until Complainant ██████ was able to find permanent housing for her family.
8. In the beginning of June of 2009, knowing that Complainant ██████ was still looking for a place to live, a co-worker gave her several phone numbers to local apartments in Bristol, PA. Complainant ██████ continued to live in the shelter.
9. Complainant ██████ called one of the numbers given to her and asked if there were any other apartments available. When she spoke with Respondent Vincent Quattrocchi she realized that she had called the number before. Complainant ██████ asked about available apartments, and Respondent Vincent Quattrocchi said that he had a one-bedroom apartment available for \$800, plus security deposit and no children. The conversation ended.
10. The property referenced in paragraph 9 was the subject rental property located at 445-447 Mill Street in Bristol, PA, owned by QRA, and was within walking

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<sup>3</sup> This phone number is also associated with CBM, a fuel and hardware supply store, however, Respondents advised HUD that CBM is not involved in the residential rental business.

