

for the Office of Fair Housing and Equal Opportunity (FHEO) or his designee. 73 Fed. Reg. 68441, 68442 (Nov. 18, 2008).

The FHEO Region IV Director, on behalf of the Assistant Secretary for FHEO, has determined that reasonable cause exists to believe that discriminatory housing practices have occurred because of race and/or color, and has authorized the issuance of this Charge of Discrimination.

II. SUMMARY OF THE ALLEGATIONS THAT SUPPORT THIS CHARGE

Based on HUD's investigation of the allegations contained in the aforementioned HUD Complaints and Determinations of Reasonable Cause, Respondents Phillip Maze and Opal Minnie Maze are charged with discriminating against Complainants [REDACTED] and the three minor children, all aggrieved persons, as defined by 42 U.S.C. § 3602(i), because of race and/or color in violation of 42 U.S.C. § 3604(a), (b) and (c) and 42 U.S.C. § 3617, as follows:

1. It is unlawful to refuse to rent or sell after the making of a bona fide offer, or to refuse to negotiate for the rental or sale of, or to otherwise make unavailable or deny, a dwelling to any person because of race and/or color. 42 U.S.C. § 3604(a); 24 C.F.R. § 100.60(b)(5) (2008).
2. It is unlawful to discriminate against any person in the terms, conditions, or privileges of sale or rental of a dwelling, or in the provision of services or facilities in connection therewith, because of race and/or color. 42 U.S.C. § 3604(b); 24 C.F.R. § 100.65(b)(4).
3. It is unlawful to make, print, or publish, or cause to be made, printed, or published any notice, statement, or advertisement, with respect to the rental or sale of a dwelling that indicates any preference, limitation, or discrimination based on race and/or color or an intention to make any such preference, limitation, or discrimination. 42 U.S.C. § 3604(c); 24 C.F.R. § 100.75(a), (c)(1) and (c)(2).
4. It is unlawful to coerce, intimidate, threaten, or interfere with any person in the exercise or enjoyment of, or on account of that person having exercised or enjoyed, or on account of that person having aided or encouraged any other person in the exercise or enjoyment of, any right granted or protected under sections 803, 804, 805 or 806 of this title. 42 U.S.C. § 3617; 24 C.F.R. § 100.400(b), (c)(1) and (c)(2).
5. Complainant [REDACTED] and her family, which includes her niece and nephew, her sister, [REDACTED], her sister's fiancé, [REDACTED] and their minor child, are Caucasian (White).
6. Complainant [REDACTED] is an African-American (Black) male and Complainant [REDACTED] boyfriend.

7. Respondent Phillip Maze is a Caucasian (White) male, and Respondent Opal Minnie Maze, his mother, is a Caucasian (White) female.
8. At all times relevant to this Charge, Respondent Opal Minnie Maze owned the two (2) bedroom trailer home and lot located at 244 County Road 1840, Arab, Marshall County, Alabama 35016 (subject property). The subject property is a "dwelling" as defined by 42 U.S.C. § 3602(b) and 24 C.F.R. § 100.20.
9. At all times relevant to this Charge, Respondent Opal Minnie Maze owned a house located at 224 County Road 1840, Arab, Marshall County, Alabama 35016 as her principal residence. Respondent Phillip Maze lived with his mother in that house.
10. At all times relevant to this Charge, Respondent Opal Minnie Maze also owned a trailer home located at 209 County Road 1840, Arab, Marshall County, Alabama 35016.
11. At all times relevant to this Charge, Respondent Phillip Maze was authorized to and did act as his mother's agent and/or employee and handled the leasing, collected the rent, and maintained and handled all business affairs relating to the rental of the subject property and the trailer at 209 County Road 1840.
12. On February 4, 2009, Complainant [REDACTED] and [REDACTED] entered into a verbal agreement with Respondents to rent the subject property for \$500 a month and paid the first month's rent.
13. Complainant [REDACTED] and her family moved into the subject property on March 2, 2009.
14. On March 9, 2009, Complainant [REDACTED] visited her at the subject property for a few days during his spring break from college.
15. The following morning, Respondent Phillip Maze visited the subject property to make repairs in the kitchen. Complainant [REDACTED] saw and greeted Respondent Phillip Maze at that time. Respondent Phillip Maze's only response to Complainant [REDACTED] was a blank hostile stare.
16. Some hours later, while Complainant [REDACTED] was outside he observed Respondent Phillip Maze working on the trailer. Complainant [REDACTED] waved and said "good morning." Respondent Phillip Maze again responded with a blank hostile stare.
17. Shortly after seeing Complainant [REDACTED], Respondent Phillip Maze knocked on the door of the trailer and asked [REDACTED], who answered the door, to speak with the "man of the house." Respondent Phillip Maze spoke to [REDACTED] and stated, "We have a problem, [REDACTED] visitor. We cannot have that because people on the street are talking," or words to that effect.

18. Respondent Phillip Maze asked [REDACTED] how long Complainant [REDACTED] would be there. [REDACTED] stated that Complainant [REDACTED] was a college student on spring break and that he would be leaving the next day to return back to college. Respondent Phillip Maze stated that Complainant [REDACTED] would have to leave now, as he did not want to have to look over his shoulder and that he would give their deposit back because this was not going to work out. Respondent Phillip Maze also told [REDACTED] that Complainant [REDACTED] and her family needed to move.
19. Later that same day, [REDACTED] and [REDACTED] discovered that the water service to the trailer home was off. [REDACTED] walked over to speak with Respondent Phillip Maze, who was near the water meter, and asked if his water was off as well. Respondent Phillip Maze answered, "No." When [REDACTED] and Respondent Phillip Maze walked over to the water meter, [REDACTED] noticed a key sticking out of the meter.
20. [REDACTED] returned to the trailer and contacted Complainant [REDACTED] at work to tell her that the water was off. Complainant [REDACTED] left work to return home and speak with Respondent Phillip Maze.
21. When Complainant [REDACTED] asked Respondent Phillip Maze about turning off their water, Respondent Phillip Maze stated, "I do not believe in interracial dating. This is Arab." He also stated that he did not want to have to explain to his neighbors, did not want to have to keep looking over his shoulders, did not want any African Americans (Blacks) on his property or his street, and that there were too many people in the trailer. Complainant [REDACTED] asked Respondent Phillip Maze what it would take to reconnect her water and he replied, "Get rid of the black boyfriend," or words to that effect.
22. Complainant [REDACTED] and Complainant [REDACTED] immediately left the trailer to drive Complainant [REDACTED] back to school approximately sixty (60) miles away. As she started to drive down the street away from the trailer, Complainant [REDACTED] received a call from [REDACTED] who informed her that the water was back on.
23. After Complainant [REDACTED] returned to school, Complainant [REDACTED] moved to her father's house because she wanted to avoid Respondent Phillip Maze after he made the statements regarding Complainant [REDACTED] race and/or color and told her she had to move. His statements and actions caused her to fear for her safety and that of her family.
24. On March 13, 2009, Complainants [REDACTED] and [REDACTED] filed the HUD complaints.
25. On March 17, 2009, in an interview with a HUD investigator, Respondent Phillip Maze stated that after he saw Complainant [REDACTED], he went to speak to [REDACTED] and told him that he did not believe in interracial dating and that there was no room on the street for that.
26. Respondent Phillip Maze admitted that he said that he did not believe in interracial relationships and that he had disconnected the water because Complainant [REDACTED]

had Complainant in the trailer and he said, "No federal law will tell me who to rent my property to."

27. Respondent Phillip Maze also stated, "This was a 4th generation business; Arab, Alabama has very few blacks; I do not have any blacks on my property and I am aware that we have a biracial president, but no federal law will make me rent to anyone I do not want to rent to," or words to that effect.
28. On March 19, 2009 Respondent Phillip Maze admitted that he allowed the six family members to reside at the subject property; that he turned off the water supply because Complainant was visiting; that he did not believe in interracial relationships; and that when Complainant asked if the water was turned off because her boyfriend was black, he replied, "Yes." He also admitted that he turned the water back on as soon as he saw Complainant and Complainant leaving the subject property.
29. Complainant and her family moved their belongings from the subject property on April 1, 2009.
30. Complainant and her niece and nephew, and their child, and Complainant have suffered significant damages, including, but not limited to, out-of-pocket expenses, emotional and physical distress, economic loss, inconvenience, embarrassment, humiliation, and the loss of a housing opportunity as a result of Respondents' discriminatory conduct.
31. When Respondent Phillip Maze forced Complainant and her family to move because of Complainant race and/color, Respondent Phillip Maze violated 42 U.S.C. § 3604(a). Respondent Opal Minnie Maze is jointly and severally liable for his violation of the Act.
32. When Respondent Phillip Maze disconnected the water service at the subject property because of Complainant race and/or color, Respondent Phillip Maze violated 42 U.S.C. § 3604(b). Respondent Opal Minnie Maze is jointly and severally liable for his violation of the Act.
33. When Respondent Phillip Maze told Complainant and/or that he did not want to have to explain to his neighbors or have to keep looking over his shoulders, did not want any African Americans (Blacks) on his property or his street, did not believe in interracial relationships and to get rid of her black boyfriend or words to that effect, Respondent Phillip Maze violated 42 U.S.C. § 3604(c). Respondent Opal Minnie Maze is jointly and severally liable for his violation of the Act.
34. Respondent Phillip Maze's actions and statements described in paragraphs 15-19 and 21 above, intimidated, threatened and coerced Complainant and her family in violation of 42 U.S.C. § 3617. Respondent Opal Minnie Maze is jointly and severally liable for his violation of the Act.

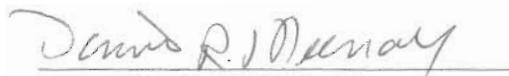
35. When Respondent Phillip Maze coerced Complainant [REDACTED] into leaving the trailer home by turning off the water supply and by threatening to force Complainant [REDACTED] and her family to move because of Complainant [REDACTED] race and/or color, Respondent Phillip Maze violated 42 U.S.C. 3617. Respondent Opal Minnie Maze is jointly and severally liable for his violation of the Act.

III. CONCLUSION

Wherefore, the Secretary of HUD, through the Office of General Counsel and pursuant to 42 U.S.C. § 3610(g)(2)(A), hereby charges Respondent Phillip Maze and Respondent Opal Minnie Maze with engaging in discriminatory housing practices as set forth above, and prays that an order be issued that:

- A. Declares that Respondents' discriminatory housing practices, as set forth above, violate the Fair Housing Act, 42 U.S.C. §§ 3601-19 and its implementing regulations;
- B. Enjoins Respondents, their agents, employees, and successors, and all other persons in active concert or participation with them, from discriminating against any person because of race, color, sex, national origin, familial status, religion, sex and/or disability in any aspect of the rental, sale, occupancy, use or enjoyment of a dwelling;
- C. Awards such monetary damages as will fully compensate Complainant [REDACTED], Complainant [REDACTED], [REDACTED], [REDACTED] and the three minor children for their economic losses, including but not limited to, all out-of-pocket expenses, emotional and physical distress, embarrassment, humiliation, substantial inconvenience, loss of a housing opportunity, and any and all other damages caused by Respondents' discriminatory conduct;
- D. Pursuant to 42 U.S.C. § 3612(g)(3), assesses a civil penalty against each Respondent for each violation of the Act; and
- E. Awards such additional relief as may be appropriate under 42 U.S.C. § 3612(g)(3).

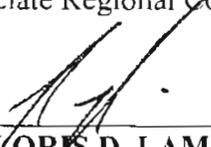
Respectfully submitted,


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