

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 Annette Reddick, :
individually and on behalf of TyJuan :
Reddick, a minor child, as :
grandmother and general guardian :
(Aggrieved Person), and Angela :
Reddick (Aggrieved Person), :

Charging Party

v.

FHEO No. 03-07-0004-8

James Crockett Henry and Henry LLC of :
Virginia Beach, :

Respondents

and

The Secretary, United States Department of :
Housing and Urban Development, on :
behalf of Tasha Reddick, individually :
and on behalf of Taniya McPherson :
and Antonio McPherson, her minor :
children, as mother and general :
guardian (Aggrieved Persons), :

Charging Party

v.

FHEO No. 03-07-0200-8

James Crockett Henry and Henry LLC of :
Virginia Beach, :

Respondents

and

The Secretary, United States Department of :
Housing and Urban Development, on :

behalf of Arlene Carter, individually :
and on behalf of Raquaya Carter and :
Zion Carter, her minor children, as :
mother and general guardian :
(Aggrieved Persons), :

Charging Party :

v. :

FHEO No. 03-07-0071-8

James Crockett Henry and Henry LLC of :
Virginia Beach, :

Respondents :

and :

The Secretary, United States Department of :
Housing and Urban Development, on :
behalf of Crystal Lewis, individually :
and on behalf of Jessie Jones, a minor :
child, as aunt and general guardian :
(Aggrieved Person), :

Charging Party :

v. :

FHEO No. 03-07-0006-8

James Crockett Henry and Henry LLC of :
Virginia Beach, :

Respondents :

and :

The Secretary, United States Department of :
Housing and Urban Development, on :
behalf of Tiese Mitchell, individually :
and on behalf of Jahiel Mitchell and :
Jahki Mitchell, her minor children, :
as mother and general guardian :
(Aggrieved Persons), :

Charging Party :

v. :

FHEO No. 03-07-0189-8

James Crockett Henry and Henry LLC of :
Virginia Beach, :
Respondents :
.....:

CHARGE OF DISCRIMINATION

I. JURISDICTION

Annette Reddick

Complainant Annette Reddick filed a verified complaint with the United States Department of Housing and Urban Development (“HUD”) on or about September 25, 2006 against James Crockett Henry (“Dr. Henry”) and Henry LLC of Virginia Beach (“Henry LLC”) (collectively “the Respondents”), alleging that the Respondents committed discriminatory housing practices against both Complainant Annette Reddick and TyJuan Reddick, her grandson and legal ward, on the basis of race or color (Black), in violation of the Fair Housing Act, 42 U.S.C. §§ 3601-19.¹ TyJuan Reddick is an Aggrieved Person. The Complainant filed an amended complaint on January 24, 2007. During the course of the investigation of the Complainant’s allegations, HUD determined that Angela Reddick, the Complainant’s daughter, was also allegedly injured by a discriminatory housing practice and is an additional Aggrieved Person.

Tasha Reddick

Complainant Tasha Reddick filed a verified complaint with HUD on or about February 12, 2007 against the Respondents, alleging that the Respondents committed discriminatory housing practices against both Complainant Tasha Reddick and Taniya McPherson and Antonio McPherson, her children and legal wards, on the basis of race or color (Black), in violation of the Fair Housing Act, 42 U.S.C. §§ 3601-19. Taniya McPherson and Antonio McPherson are Aggrieved Persons.

Arlene Carter

Complainant Arlene Carter filed a verified complaint with HUD on or about November 16, 2006 against the Respondents, alleging that the Respondents committed discriminatory housing practices against both Complainant Carter and Raquaya Carter and Zion Carter, her daughters and legal wards, on the basis of race or color (Black), in violation of the Fair Housing Act, 42 U.S.C. §§ 3601-19. Raquaya Carter and Zion Carter are Aggrieved Persons.

¹ Although Complainant Annette Reddick also identified Willie L. Smiley, Jr. as a Respondent in her complaint, Mr. Smiley entered into a conciliation agreement with the Complainant resolving this matter.

Crystal Lewis

Complainant Crystal Lewis filed a verified complaint with HUD on or about August 30, 2006 against the Respondents, alleging that the Respondents committed discriminatory housing practices against both the Complainant and Jessie Jones, her nephew and legal ward, on the basis of race or color (Black), in violation of the Fair Housing Act, 42 U.S.C. §§ 3601-19. Jessie Jones is an Aggrieved Person.

Tiese Mitchell

Complainant Tiese Mitchell filed a verified complaint with HUD on or about January 22, 2007 against the Respondents, alleging that the Respondents committed discriminatory housing practices against both Complainant Mitchell and Jahiel Mitchell and Jahki Mitchell, her children and legal wards (“Aggrieved Persons”), on the basis of race or color (Black), in violation of the Fair Housing Act, 42 U.S.C. §§ 3601-19. On or around March 6, 2007, Complainant Mitchell amended her complaint to allege retaliation.

The Fair Housing 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 or is about to occur. 42 U.S.C. §§ 3610(g)(1) and (2).

The Secretary has delegated to the General Counsel (54 Fed.Reg. 13121), who has redelegated to the Regional Counsel (67 Fed.Reg. 44234), the authority to issue such a charge, following a determination of reasonable cause by the Assistant Secretary for Fair Housing and Equal Opportunity or his or her designee. The Director of Fair Housing and Equal Opportunity for Region III has determined (70 FR 38971), with the concurrence of the Regional Counsel, that reasonable cause exists to believe that discriminatory housing practices have occurred and, therefore, has authorized the issuance of this Charge.

II. SUMMARY OF THE ALLEGATIONS IN SUPPORT OF THIS CHARGE

Based upon HUD’s investigation of this complaint and the following allegations, it has been determined that reasonable cause exists to believe that Respondents have committed discriminatory housing practices against the Complainants and the Aggrieved Persons on the basis of race or color in violation of 42 U.S.C. §§ 3604(a), 3604(b), 3604(c) and 3617. The allegations that support this Charge are as follows:

A. Statutory and Regulatory Provisions

1. It is unlawful to make unavailable or deny a dwelling to any person because of race or color. 42 U.S.C. § 3604(a); 24 C.F.R. §§ 100.60(a) and (b)(5) (2006). An “Aggrieved Person” includes any person who believes that such person will be

injured by a discriminatory housing practice that is about to occur. 42 U.S.C. § 3602(i)(2); 24 C.F.R. § 100.20 (2006).

2. It is unlawful to discriminate against any person in the terms, conditions, or privileges of the rental of a dwelling on the basis of race or color. 42 U.S.C. § 3604(b); 24 C.F.R. §§ 100.65(a), (b)(1) and (4) (2006).
3. It is unlawful to make statements with respect to the rental of a dwelling that indicate any preference, limitation or discrimination based on race 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), (b) and (c) (2006).
4. It is unlawful to intimidate, threaten, or interfere with any person in the exercise or enjoyment of any right granted or protected by 42 U.S.C. §§ 3603, 3604, 3605, or 3606. 42 U.S.C. § 3617; 24 C.F.R. §§ 100.400(a), (b), (c)(2) and (c)(5) (2006).

B. Factual Allegations

1. At all times pertinent to this Charge, Respondents have owned the subject property, a 30-unit complex operating under the Section 8 Moderate Rehabilitation Program. The purpose of the Section 8 Moderate Rehabilitation Program is to upgrade substandard rental housing and to provide rental subsidies to low-income families. As of January 19, 2007, the subject property's 30 units were comprised of 25 Black-headed households, four White-headed households, and one Asian-headed household.
2. The City of Virginia Beach's Department of Housing and Neighborhood Preservation (DHNP) administers the Section 8 program in Virginia Beach and dispenses funds to participating landlords to cover the subsidized portion of qualifying tenants' rent.

Annette Reddick

3. Since April 1, 2006, Complainant Annette Reddick (Black) and Aggrieved Person TyJuan Reddick (Black), her minor grandson and legal ward, have resided in the 15 ½ Street Apartments ("subject property") at 825 15 ½ Street, Apartment 2, Virginia Beach, Virginia 23451.
4. In or around the first week of May 2006, Dr. Henry came to the Complainant's apartment unit and informed her, in an intimidating manner, that he did not want her family to visit her at the subject property, stating specifically that "no one

wants to see them” or words to that effect. Dr. Henry warned that the Complainant should keep her family inside her unit when they do visit.

5. In or around early June 2006, Dr. Henry contacted Complainant Annette Reddick via telephone and again admonished her about having her family visit her at the subject property, threatening to have her daughter Angela Reddick arrested if he sees her in Complainant Annette Reddick’s unit when the Complainant is not at home. Angela Reddick would frequently visit because TyJuan Reddick is her son. When asked by Dr. Henry why her family visits her frequently, Complainant Annette Reddick told Dr. Henry that she thinks her family visits her because they love her. Dr. Henry told her to stop bragging about her family and stated that the complex is his “ghetto tribe plantation” and that if she would “act like a human being he wouldn’t have to train her,” or words to that effect.
6. During the course of the investigation of the complaint, other Black tenants reported that Dr. Henry subjected both them and their Black visitors to similar treatment to that experienced by Complainant Annette Reddick, Aggrieved Persons TyJuan Reddick and Angela Reddick, and the Complainant’s Black visitors. White tenants reported that they had not experienced similar treatment to that experienced by Complainant Annette Reddick and her Black visitors.
7. Dr. Henry has repeatedly admonished Complainant Annette Reddick and other Black tenants to abide by the “quiet time” policy at the subject property. The “quiet time” policy, which requires that between 10:00 p.m. and 6:00 a.m. tenants are to remain in their units and engage in “quiet” activities, is set forth in a document provided by the Respondents. White tenants at the subject property reported that they were unaware of this “quiet time” policy.
8. On or about August 8, 2006, Aggrieved Person Angela Reddick was visiting her mother’s apartment to care for her son while Complainant Annette Reddick was not at home. The Respondents’ agent, Willie Smiley, confronted and questioned Angela Reddick about her visit to the unit, then he contacted Dr. Henry who knocked on the Complainant’s door and, after dismissing Mr. Smiley, warned Angela Reddick that she was not permitted to be in Complainant Annette Reddick’s unit while Complainant Annette Reddick was not home. Dr. Henry then called the police and reported that Angela Reddick was trespassing. Since that occasion, Dr. Henry has barred Angela Reddick from visiting the subject property altogether.
9. During the course of the investigation of the complaint, other Black tenants reported that Dr. Henry harassed their Black visitors and called the police to report that their Black visitors were trespassers. Likewise, other Black tenants reported that Dr. Henry refused to allow them to have anyone in their units while the tenant was not at home. White tenants reported that they had not experienced similar treatment to that experienced by Complainant Annette Reddick and her Black visitors, in that Dr. Henry did not harass their White visitors, did not call

the police to report that their White visitors were trespassers, nor did he refuse to allow them to have anyone in their units while the tenant was not at home.

10. On or about September 25, 2006, the Complainant filed the instant housing discrimination complaint against the Respondents.
11. On or about January 22, 2007, during the course of HUD's investigation of Complainant Annette Reddick's instant housing discrimination complaint, Dr. Henry sent the Complainant a letter notifying her that, effective March 31, 2007, her lease would be terminated. Dr. Henry's stated rationale for the termination is that Complainant Annette Reddick allegedly had a woman in her unit when she was not present. Upon information and belief, the incident Dr. Henry is referencing in this letter is the August 8, 2006 incident involving the Complainant's daughter, Angela Reddick, referenced in paragraph 8, above.
12. As a direct result of the Respondents' discriminatory conduct, Complainant Annette Reddick and Aggrieved Persons TyJuan and Angela Reddick have suffered emotional distress, embarrassment, humiliation, pain and suffering, inconvenience, and lost housing opportunity.

Tasha Reddick

13. On or about March 20, 2006, Complainant Tasha Reddick (Black) and Aggrieved Persons Taniya McPherson and Antonio McPherson (Black), her minor children and legal wards, moved into the 15 ½ Street Apartments ("subject property") at 823 15 ½ Street, Apartment 2, Virginia Beach, Virginia 23451.
14. In or around May 2006, Dr. Henry stated, in the presence of Complainant Tasha Reddick and in relation to her children playing outside their unit, that the complex is his "ghetto tribe plantation," or words to that effect.
15. In or around June 2006, Dr. Henry stated to another man, in the presence of, and in reference to, Taniya McPherson and Antonio McPherson, who were playing outside their unit, "look at those nigger children," or words to that effect. Upon hearing this, Taniya and Antonio McPherson went into their unit and told their mother what Dr. Henry had said.
16. During her tenancy, Dr. Henry has repeatedly admonished Complainant Tasha Reddick and other Black tenants to abide by the "quiet time" policy at the subject property. The "quiet time" policy, which requires that between 10:00 p.m. and 6:00 a.m. tenants are to remain in their units and engage in "quiet" activities, is set forth in a document provided by the Respondents. White tenants at the subject property reported that they were unaware of this "quiet time" policy.

17. On or around September 25, 2006, Complainant Tasha Reddick's mother, Annette Reddick, filed a housing discrimination complaint against the Respondents. By letter dated January 22, 2007, the Respondents sent letters of lease termination to both Tasha Reddick and Annette Reddick. In the letter to Tasha Reddick, Dr. Henry's stated rationale for the lease termination was because she "had people using drugs that the strong smell was present in the walkway behind your apartment." In a March 23, 2007 letter to HUD, Dr. Henry indicated that his relationship with the Reddick family had become "hostile."
18. During the course of the investigation of the complaint, other Black tenants reported that Dr. Henry harassed their Black visitors and called the police to report that their Black visitors were trespassers. Likewise, other Black tenants reported that Dr. Henry refused to allow them to have anyone in their units while the tenant was not at home. White tenants reported that they had not experienced similar treatment to that experienced by the Complainant and her Black visitors, in that Dr. Henry did not harass their White visitors, did not call the police to report that their White visitors were trespassers, nor did he refuse to allow them to have anyone in their units while the tenant was not at home.
19. As a direct result of the Respondents' discriminatory conduct, Complainant Tasha Reddick and Aggrieved Persons Taniya and Antonio McPherson have suffered emotional distress, embarrassment, humiliation, pain and suffering, inconvenience, and lost housing opportunity.

Arlene Carter

20. Complainant Arlene Carter (Black) and Aggrieved Person Raquaya Carter moved into the 15 ½ Street Apartments ("subject property") at 823 15 ½ Street, Apartment 1, Virginia Beach, Virginia 23451.
21. During the course of Complainant Carter's tenancy, the Respondent Henry repeatedly accused her of having an unauthorized man living in her unit. In or around early March 2006, Respondent Henry turned off the electricity to Complainant Carter's unit, because he believed someone was staying in the unit after she had gone to work. Complainant Carter then received a call at work notifying her that the electricity had been turned off, causing her to leave work to seek to have the power turned back on.
22. During the course of Complainant Carter's tenancy, Respondent Henry has aggressively questioned Complainant Carter and her guests on many occasions and placed restrictions on some visitors. On one occasion, Complainant Carter's friend, Daniel Smith, asked Respondent Henry if it would be permissible for him to visit Complainant Carter for two hours. Respondent Henry said that it would not be permissible. Daniel Smith then asked Respondent Henry if he could visit

Complainant Carter when Respondent Henry was on the property. Respondent Henry replied that he could not.

23. In or around the first week of November 2006, Respondent Henry sent a letter to Complainant Carter terminating her lease. The letter provided no reason for the termination. Respondent Henry has stated that his reason for terminating Complainant Carter's lease was his belief that she had an unauthorized man living in her unit. Where a Section-8 landlord in Virginia Beach suspects that a tenant has an unauthorized person residing in a unit, policy calls for the landlord to notify the Department of Housing and Neighborhood Preservation (DHNP), which oversees the Section-8 program in Virginia Beach. DHNP will then conduct an investigation to determine the validity of the allegations. Respondent Henry did not notify DHNP of his suspicions. Rather Respondent Henry simply notified DHNP that he was terminating Complainant Carter's lease.
24. On or around November 27, 2006, Respondent Henry contacted the police and asked them to serve a "no trespassing notice" on a visitor in Complainant Carter's unit, noting that he thought the man was living in the unit. The police refused Respondent Henry's request to do so, prompting Respondent Henry to become angry.
25. During the course of the investigation of the complaint, other Black tenants reported that Dr. Henry harassed their Black visitors and called the police to report that their Black visitors were trespassers. Likewise, other Black tenants reported that Dr. Henry refused to allow them to have anyone in their units while the tenant was not at home. White tenants reported that they had not experienced similar treatment to that experienced by the Complainant and her Black visitors, in that Dr. Henry did not harass their White visitors, did not call the police to report that their White visitors were trespassers, nor did he refuse to allow them to have anyone in their units while the tenant was not at home.
26. Dr. Henry has repeatedly admonished the Complainant and other Black tenants to abide by the "quiet time" policy at the subject property. The "quiet time" policy, which requires that between 10:00 p.m. and 6:00 a.m. tenants are to remain in their units and engage in "quiet" activities, is set forth in a document provided by the Respondents. White tenants at the subject property reported that they were unaware of this "quiet time" policy.
27. As a direct result of the Respondents' discriminatory conduct, Complainant Carter and Aggrieved Persons Raquaya Carter and Zion Carter have suffered emotional distress, embarrassment, humiliation, pain and suffering, inconvenience, and lost housing opportunity.

Crystal Lewis

28. In or around March 2004, Complainant Crystal Lewis (Black), her husband John Lewis (Black), and Aggrieved Person Jessie Jones (Black), Complainant Lewis' nephew and legal ward, moved into the 15 ½ Street Apartments ("subject property") at 825 15 ½ Street, Apartment 1, Virginia Beach, Virginia 23451. They remained at the 15 ½ Street Apartments for two years.
29. In or around April 2005, Complainant Lewis, John Lewis and Tiese Mitchell were talking and watching some of the tenant children play when Respondent Henry asked John Lewis if the children were his children. When John Lewis replied that they were not, Respondent Henry replied, "then they must be my little niggers," or words to that effect.
30. In or around December 2005, Complainant Lewis had a death in her family and members of her family came from out-of-town to attend the funeral. Respondent Henry asked Complainant Lewis who the visitors were. Complainant Lewis explained that they had just come from a funeral and were traveling back to Georgia the following day. Complainant Lewis also told Respondent Henry that her mother had recently had open-heart surgery and asked Respondent Henry for his permission for her mother to stay overnight. Respondent Henry told Complainant Lewis that if her family could afford to drive a Lincoln, they could afford to stay at a hotel. Respondent Henry also reminded them of "quiet time" and that the visitors could not be there after 10:00 p.m.
31. In or around December 2005, Respondent Henry referred to the 15 ½ Street Apartment complex as a "ghetto tribe" and his "plantation," or words to that effect, in the presence of Complainant Lewis.
32. During the course of the investigation of the complaint, other Black tenants reported that Dr. Henry subjected both them and their Black visitors to similar treatment to that experienced by Complainant Lewis, the Aggrieved Persons, and the Complainant's Black visitors. White tenants reported that they had not experienced similar treatment to that experienced by Complainant Lewis and her Black visitors.
33. Dr. Henry has repeatedly admonished Complainant Lewis and other Black tenants to abide by the "quiet time" policy at the subject property. The "quiet time" policy, which requires that between 10:00 p.m. and 6:00 a.m. tenants are to remain in their units and engage in "quiet" activities, is set forth in a document provided by the Respondents. White tenants at the subject property reported that they were unaware of this "quiet time" policy.

34. As a direct result of the Respondents' discriminatory conduct, Complainant Lewis and Aggrieved Person Jessie Jones have suffered emotional distress, embarrassment, humiliation, pain and suffering, inconvenience, and lost housing opportunity.

Tiese Mitchell

35. Since on or about January 20, 2005 Complainant Mitchell (Black) has resided at 825 15th Street, Apartment 5, Virginia Beach, Virginia 23451. Aggrieved Persons Jahiel and Jahki Mitchell (Black), her children and legal wards, live with Complainant Mitchell.
36. In or around February 2005, Respondent Henry came to Complainant Mitchell's door and told her that her guests would have to leave. Respondent Henry cited the "quiet time" rule under which tenants are not permitted to have visitors after 10:00 p.m. Although Complainant Mitchell attempted to introduce her guests to Respondent Henry, Respondent Henry walked away. As a result, Complainant Mitchell told her brother and sisters to leave.
37. In or around February 2005, Complainant Mitchell's mother, Daisy Stephenson, came to visit. Respondent Henry, upon seeing Ms. Stephenson's car, said to Ms. Stephenson that if she was driving an Acura, she must have been selling drugs.
38. In or around April 2005, Complainant Mitchell, Crystal Lewis and John Lewis were talking and watching some of the tenant children play when Respondent Henry asked John Lewis if the children were his children. When John Lewis replied that they were not, Respondent Henry replied, "then they must be my little niggers," or words to that effect.
39. In or around April 2005, Complainant Mitchell asked her brother, Shannon Mitchell, to take her to run some errands because she did not have a car. Upon arrival, Shannon Mitchell went straight to Complainant Mitchell's apartment and entered because she had left the door open. Respondent Henry then confronted Complainant Mitchell and Shannon Mitchell, accusing Complainant Mitchell of given Shannon Mitchell a key to her apartment, and accusing Shannon Mitchell of being a drug dealer and barring him from the property. As a result, Shannon Mitchell was forced to meet Complainant Mitchell away from the property, and on occasions where Complainant Mitchell was being picked up by Shannon Mitchell, she would have to independently bring her sick baby, her toddler and their things to the car without the assistance of Mr. Mitchell since he has been barred from the property.
40. In or around September 2005, Complainant Mitchell was not feeling well after returning from her job working the night shift as a cashier at 7-Eleven, so she undressed and went to bed. Her son Jahiel was sleeping with her. Complainant

Mitchell was awakened by a sound in the apartment. Looking into the hallway, Complainant Mitchell saw Respondent Henry and a maintenance man repairing the bathtub. Complainant Mitchell began to dress and asked Respondent Henry why he had come into the apartment without knocking. Respondent Henry said he had knocked. Moreover, Respondent Henry said "I own this project," or words to that effect, and asserted that he had the right to enter any unit when he wished. Respondent Henry then accused Complainant Mitchell of having a man in bed with her. Complainant Mitchell states she pulled back the sheets to show that her little boy was sleeping in the bed and that there was no other male visitor.

41. In or around June of 2006, Complainant Mitchell and her mother were preparing to host a birthday party for her son. Ms. Stephenson was driving a White 2002 Yukon SUV. Respondent Henry was staring at Ms. Stephenson and Complainant Mitchell as they put gifts and items for the birthday party into the truck. Ms. Stephenson and Complainant Mitchell tried to engage Respondent Henry in conversation; Complainant Mitchell explained to him that the truck had been a special gift to her mother. Respondent Henry did not reply, but sat in his truck and watched until the women had completed packing, then drove away. Ms. Stephenson stated that due to Respondent Henry's behavior, she is reluctant to visit her daughter.
42. On or about February 5, 2007, Complainant Mitchell received a telephone call from Respondent Henry complaining about statements made in her fair housing complaint. Respondent Henry also told Complainant Mitchell "this is war," and that he "knew people." Complainant Mitchell states that she interpreted Respondent Henry's statement about "knowing people" to mean that he could direct people to "do what he wants." Complainant Mitchell became so frightened that she left her unit and stayed with her brother for a few weeks. During the course of the investigation of the complaint, other Black tenants reported that Dr. Henry subjected both them and their Black visitors to similar treatment to that experienced by the Complainant, the Aggrieved Persons, and the Complainant's Black visitors. White tenants reported that they had not experienced similar treatment to that experienced by the Complainant and her Black visitors.
43. Dr. Henry has repeatedly admonished Complainant Mitchell and other Black tenants to abide by the "quiet time" policy at the subject property. The "quiet time" policy, which requires that between 10:00 p.m. and 6:00 a.m. tenants are to remain in their units and engage in "quiet" activities, is set forth in a document provided by the Respondents. White tenants at the subject property reported that they were unaware of this "quiet time" policy.
44. During the course of the investigation of the complaint, other Black tenants reported that Dr. Henry harassed their Black visitors and called the police to report that their Black visitors were trespassers. Likewise, other Black tenants reported that Dr. Henry refused to allow them to have anyone in their units while the tenant was not at home. White tenants reported that they had not experienced

similar treatment to that experienced by Complainant Mitchell and her Black visitors, in that Dr. Henry did not harass their White visitors, did not call the police to report that their White visitors were trespassers, nor did he refuse to allow them to have anyone in their units while the tenant was not at home.

45. As a direct result of the Respondents' discriminatory conduct, Complainant Mitchell and Aggrieved Persons Jahiel and Jahki Mitchell have suffered emotional distress, embarrassment, humiliation, pain and suffering, inconvenience, and lost housing opportunity.

C. Fair Housing Act Violations

Annette Reddick

1. By taking action to terminate the Complainant Annette Reddick's tenancy, the Respondents have made, or are about to make, unavailable a dwelling to Complainant Annette Reddick and the Aggrieved Person TyJuan Reddick because of race or color. 42 U.S.C. § 3604(a); 24 C.F.R. §§ 100.60(a) and (b)(5) (2006).
2. By placing unreasonable restrictions upon Complainant Annette Reddick in receiving visitors, by barring Angela Reddick from visiting the subject property, by placing additional restrictions, such as "quiet time," on Complainant Annette Reddick's tenancy, and by harassing Complainant Annette Reddick and TyJuan Reddick and their visitors, including Angela Reddick, the Respondents have discriminated against Complainant Annette Reddick and Aggrieved Persons Angela Reddick and TyJuan Reddick in the terms, conditions, or privileges of the rental of a dwelling on the basis of race or color. 42 U.S.C. § 3604(b); 24 C.F.R. §§ 100.65(a), (b)(1) and (4) (2006).
3. By telling the Complainant: that no one wants to see her family, that the subject property is his "ghetto tribe plantation," and that if she would "act like a human being he wouldn't have to train her," the Respondents have made statements to Complainant Annette Reddick with respect to the rental of a dwelling that indicate a preference, limitation or discrimination based on race or color, or an intention to make such a preference, limitation or discrimination. 42 U.S.C. § 3604(c); 24 C.F.R. §§ 100.75(a), (b) and (c) (2006).
4. By taking action to terminate Complainant Annette Reddick's tenancy because Complainant Annette Reddick filed the instant housing discrimination complaint alleging discrimination on the basis of race or color, the Respondents have interfered with Complainant Annette Reddick and Aggrieved Person TyJuan Reddick in the exercise or enjoyment of a right granted or protected by 42 U.S.C. §§ 3603, 3604, 3605, or 3606. 42 U.S.C. § 3617; 24 C.F.R. §§ 100.400(a), (b), (c)(2), and (c)(5) (2006).

Tasha Reddick

5. By taking action to terminate Complainant Tasha Reddick's tenancy, the Respondents have made, or are about to make, unavailable a dwelling to Complainant Tasha Reddick and the Aggrieved Persons, Taniya and Antonio McPherson, because of race or color. 42 U.S.C. § 3604(a); 24 C.F.R. §§ 100.60(a) and (b)(5) (2006).
6. By placing restrictions, such as "quiet time," on Complainant Tasha Reddick's tenancy, and by harassing and making discriminatory statements to Complainant Tasha Reddick and Aggrieved Persons Taniya and Antonio McPherson, the Respondents have discriminated against Complainant Tasha Reddick and Aggrieved Persons Taniya and Antonio McPherson in the terms, conditions, or privileges of the rental of a dwelling on the basis of race or color. 42 U.S.C. § 3604(b); 24 C.F.R. §§ 100.65(a), (b)(1) and (4) (2006).
7. By stating, in the presence of Complainant Tasha Reddick and in relation to her children playing outside their unit, that the complex is his "ghetto tribe plantation," or words to that effect, the Respondents have made statements to Complainant Tasha Reddick and to Aggrieved Persons Taniya and Antonio McPherson, with respect to the rental of a dwelling that indicate a preference, limitation or discrimination based on race or color, or an intention to make such a preference, limitation or discrimination. 42 U.S.C. § 3604(c); 24 C.F.R. §§ 100.75(a), (b) and (c) (2006).
8. By stating, in the presence of, and in reference to, Aggrieved Persons Taniya McPherson and Antonio McPherson, who were playing outside their unit, "look at those nigger children," or words to that effect, the Respondents have made statements to Complainant Tasha Reddick and to Aggrieved Persons Taniya and Antonio McPherson, with respect to the rental of a dwelling that indicate a preference, limitation or discrimination based on race or color, or an intention to make such a preference, limitation or discrimination. 42 U.S.C. § 3604(c); 24 C.F.R. §§ 100.75(a), (b) and (c) (2006).
9. By taking action to terminate Complainant Tasha Reddick's tenancy because Complainant Tasha Reddick's mother Annette Reddick filed a housing discrimination complaint alleging discrimination on the basis of race or color, and because the Respondents' relationship with the Reddick family had become "hostile," the Respondents have interfered with Complainant Tasha Reddick and Aggrieved Persons Taniya and Antonio McPherson in the exercise or enjoyment of a right granted or protected by 42 U.S.C. §§ 3603, 3604, 3605, or 3606. 42 U.S.C. §§ 3617; 24 C.F.R. § 100.400(a), (b), (c)(2), and (c)(5) (2006).

Arlene Carter

10. By taking action to terminate Complainant Carter's lease, the Respondents have made, or are about to make, unavailable a dwelling to Complainant Carter and the Aggrieved Persons, Raquaya and Zion Carter, because of race or color. 42 U.S.C. § 3604(a); 24 C.F.R. §§ 100.60(a) and (b)(5) (2006).
11. By placing restrictions, such as "quiet time," on Complainant Carter, by harassing and aggressively questioning Complainant Carter and her guests and placing restrictions on her right to have guests visit her at her unit, including barring some guests, by repeatedly accusing her of having an unauthorized man living in her unit, by turning off the electricity to Complainant Carter's unit, by contacting the police to ask them to serve a "no trespassing notice" on a visitor in Complainant Carter's unit, the Respondents have discriminated against Complainant Carter and Aggrieved Persons Raquaya and Zion Carter in the terms, conditions, or privileges of the rental of a dwelling on the basis of race or color. 42 U.S.C. § 3604(b); 24 C.F.R. §§ 100.65(a), (b)(1) and (4) (2006).
12. By taking action to terminate Complainant Carter's lease because of her race, by placing restrictions, such as "quiet time," on Complainant Carter, by harassing and aggressively questioning Complainant Carter and her guests and placing restrictions on her right to have guests visit her at her unit, including barring some guests, by repeatedly accusing her of having an unauthorized man living in her unit, by turning off the electricity to Complainant Carter's unit, by contacting the police to ask them to serve a "no trespassing notice" on a visitor in Complainant Carter's unit, the Respondents have interfered with Complainant Carter and Aggrieved Persons Raquaya and Zion Carter in the exercise or enjoyment of a right granted or protected by 42 U.S.C. §§ 3603, 3604, 3605, or 3606. 42 U.S.C. § 3617; 24 C.F.R. §§ 100.400(a), (b), (c)(2), and (c)(5) (2006).

Crystal Lewis

13. By placing restrictions, such as "quiet time," on Complainant Lewis and by harassing and aggressively questioning Complainant Lewis and her guests and placing restrictions on her right to have guests visit her at her unit, the Respondents have discriminated against Complainant Lewis and Aggrieved Person Jessie Jones in the terms, conditions, or privileges of the rental of a dwelling on the basis of race or color. 42 U.S.C. § 3604(b); 24 C.F.R. §§ 100.65(a), (b)(1) and (4) (2006).
14. By stating to John Lewis, in the presence of Complainant Crystal Lewis and Tiese Mitchell, that if the children were not John Lewis's, "then they must be my little niggers," or words to that effect, the Respondents have made statements, with respect to the rental of a dwelling that indicate a preference, limitation or discrimination based on

race or color, or an intention to make such a preference, limitation or discrimination. 42 U.S.C. § 3604(c); 24 C.F.R. §§ 100.75(a), (b) and (c) (2006).

15. By referring to the 15th Street Apartment complex as a “ghetto tribe” and his “plantation,” or words to that effect, in the presence of Complainant Lewis, the Respondents have made statements with respect to the rental of a dwelling that indicate a preference, limitation or discrimination based on race or color, or an intention to make such a preference, limitation or discrimination. 42 U.S.C. § 3604(c); 24 C.F.R. §§ 100.75(a), (b) and (c) (2006).

Tiese Mitchell

16. By calling Complainant Mitchell on or about February 5, 2007 and complaining about statements she had made in her fair housing complaint, by telling Complainant Mitchell that "this is war," and that he "knew people," causing Complainant Mitchell to become so frightened as to leave her unit and stay with her brother for several weeks, the Respondents have made, or are about to make, unavailable a dwelling to Complainant Mitchell and Aggrieved Persons Jahiel and Jahki Mitchell, because of race or color. 42 U.S.C. § 3604(a); 24 C.F.R. §§ 100.60(a) and (b)(5) (2006).
17. By placing restrictions, such as “quiet time,” on Complainant Mitchell’s tenancy, and by harassing and making discriminatory statements to Complainant Mitchell and her guests, by barring certain guests, by subjecting guests to aggressive questioning including making offensive racially stereotypical statements to Complainant Mitchell and her guests, by subjecting Complainant Mitchell and her guests to hostile treatment, the Respondents have discriminated against Complainant Mitchell and Aggrieved Persons Jahiel and Jahki Mitchell in the terms, conditions, or privileges of the rental of a dwelling on the basis of race or color. 42 U.S.C. § 3604(b); 24 C.F.R. §§ 100.65(a), (b)(1) and (4) (2006).
18. By stating to Complainant Mitchell’s mother, Daisy Stephenson, upon seeing that Ms. Stephenson was driving an Acura, that if she was driving an Acura, she must be selling drugs, the Respondents have made statements to Complainant Mitchell’s invited guest, and in the presence of Complainant Mitchell, with respect to the rental of a dwelling that indicate a preference, limitation or discrimination based on race or color, or an intention to make such a preference, limitation or discrimination. 42 U.S.C. § 3604(c); 24 C.F.R. §§ 100.75(a), (b) and (c) (2006).
19. By accusing Complainant Mitchell’s brother, Shannon Mitchell, of being a drug dealer and barring him from the property, the Respondents have made a statement to Complainant Mitchell’s invited guest, and in the presence of Complainant Mitchell, with respect to the rental of a dwelling that indicate a preference, limitation or discrimination based on race or color, or an intention to make such a preference, limitation or discrimination. 42 U.S.C. § 3604(c); 24 C.F.R. §§ 100.75(a), (b) and (c) (2006).

20. By calling Complainant Mitchell on or about February 5, 2007 and complaining about statements she had made in her fair housing complaint, by telling Complainant Mitchell that "this is war," and that he "knew people," causing Complainant Mitchell to become so frightened as to leave her unit and stayed with her brother for a few weeks, the Respondents have interfered with Complainant Mitchell and Aggrieved Persons Jahiel and Jahki Mitchell in the exercise or enjoyment of a right granted or protected by 42 U.S.C. §§ 3603, 3604, 3605, or 3606. 42 U.S.C. § 3617; 24 C.F.R. §§ 100.400(a), (b), (c)(2), and (c)(5) (2006).

III. CONCLUSION

WHEREFORE, pursuant to subparagraph 810(g)(2)(A) of the Fair Housing Act, the Respondents are charged with engaging in discriminatory housing practices in violation of 42 U.S.C. §§ 3604(a), 3604(b), 3604(c) and 3617 and prays that an Order be issued that:

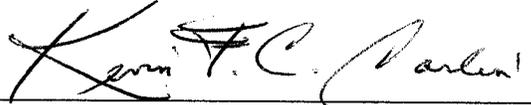
1. Declares that Respondents' discriminatory housing practices, as set forth above, violate the Fair Housing Act, 42 U.S.C. §§ 3601-19 and its implementing regulations;
2. Pursuant to 42 U.S.C. § 3612(g)(3), enjoins Respondents and all other persons in active concert or participation with them from discriminating against any person based on race or color in any aspect of the rental of a dwelling;
3. Pursuant to 42 U.S.C. § 3612(g)(3), enjoins the Respondents and all other persons in active concert or participation with them from terminating any Complainant's lease in connection with the factual allegations set forth in this Charge;
4. Pursuant to 42 U.S.C. § 3612(g)(3), awards such damages as will fully compensate each Complainant and each Aggrieved Person for the emotional distress, embarrassment, humiliation, pain and suffering, inconvenience, and lost housing opportunity caused by the Respondents' discriminatory conduct; and
5. Pursuant to 42 U.S.C. § 3612(g)(3), assesses a civil penalty against each Respondent for each violation of the Act that each Respondent has committed.

The Secretary further prays for such additional relief as may be appropriate.

Respectfully submitted,



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