

FAIR HOUSING BOARD

TENTATIVE AGENDA

June 7, 2023- 10:00 a.m.

2nd Floor – Board Room 2

Department of Professional and Occupational Regulation

9960 Mayland Drive

Richmond, Virginia 23233

(804) 367-8526

I. CALL TO ORDER

II. ADMINISTRATIVE MATTERS

1. Approval of Agenda
2. Approval of Minutes:
 - A. February 22, 2023 - Fair Housing Board Meeting

III. PUBLIC COMMENT PERIOD **

IV. FAIR HOUSING REPORT

1. Fair Housing Administrator's Report

V. FAIR HOUSING CASES

1. Aldo Avanzini, Aldo I. Avanzini and Ana C. Avanzini v. Gretchen Surv and Amir Pirasteh
FHB File Number: 2020-02747
HUD File Number: 03-20-6335-8
Appointment – Gretchen and Amir Pirasteh, respondents
2. Ana Yamashiro v. Roseland Residential Trust, Crystal House Apartments Investors LLC and Lily Calderon
FHB File Number: 2020-02086
HUD File Number: 03-20-5538-8
3. Tony Alan Keyes, Annette Keyes & Sheniqua Keyes v. Tower Park Management, Inc. F/V Selma Inc., Tracey White and Bianca Blount
FHB File Number: 2022-02296
HUD File Number: 03-22-1854-8
4. Earl A. Watson v. Chandler Residential Inc. & Kensington Crossing LLC
FHB File Number: 2020-02753
HUD File Number: 03-20-6324-8
5. Dianne McClurg v. The Solomon Organization LLC, Walden Owner 1 LLC, Walden Owner 2 LLC, Walden Owner 3 LLC, and LaTasha Williams
FHB File Number: 2022-02317
HUF File Number: 03-22-1250-8
Appointment – Dianne McClurg, complainant

6. Theresa Jerinsky v. Unit Owners Association of the Hawthorn Condominium, Robin Wilcox and Jason Leff
FHB File Number: 2020-01475
HUD File Number: 03-20-5221-8
Appointment – Andrew T. Bodoh, attorney for the complainant
7. Jennifer Atchinson & Ricardo Redwood v. Richmond Chesapeake, LLC and Westminster Management
FHB File Number: 2021-01076
HUD File Number: 03-21-7341-8
8. Michelle Clark v. Danville Rentals LLC and Johnnie Merritt
FHB File Number: 2021-01282
HUD File Number: 03-21-7580-8
9. Dianna Breznik and Aimee Ames v. Karen Bercaw
FHB File Number: 2022-00720
HUD File Number: 03-22-0236-8
10. Elizabeth Herbert v. City Line Associates, LLC, Female Manager (name unknown), and CAPREIT Residential Management, LLC
FHB File Number: 2022-01499
HUD File Number: 03-22-0319-8
11. Sydney Ford v. Austin Cook and The Cook Family Trust
FHB File Number: 2022-02751
HUD File Number: 03-22-1653-8
12. Laverne Taylor v. Kings Grant Associates, LP and Karen (LNU)
FHB File Number: 2022-02416
HUD File Number: 03-22-2004-8
13. Gina McCoy v. VAB 23rd Street, LLC and Rajendra Jariwala
FHB File Number: 2021-00245
HUD File Number: 03-20-6136-8
14. Kawaniki Rush v. Barbara Snapp
FHB File Number: 2021-02381
HUD File Number: 03-21-9268-8
15. Jennifer Warnasch v. Kellie Dickerson, Henry Ridge, and Hamp, Inc.
FHB File Number: 2020-01465
HUD File Number: 03-20-4760-8
16. Joan Levy v. BRG Meridian Parkside, Bonaventure Realty Group LLC and Jessica Turner
FHB File Number: 2021-02806
HUD File Number: 03-21-9218-8

17. Darren Eugene Winebrenner v. The Alleghany Building LP, South River Development Corporation, Inc. and Belinda Gartner
FHB File Number: 2022-00628
HUD File Number: 03-22-0251-8
18. Lamiaa Elfar v. FirstService Residential DC Metro LLC and Lashann Johnson
FHB File Number: 2021-02282
HUD File Number: 03-21-8701-8
19. Briggette Jones, Thessalonia Higgs and Whitney Jones v. MBR Property Management, LLC and 7077 Adeline Business
FHB File Number: 2021-00915
HUD File Number: 03-21-6857-8
20. Larry Wexler and Therese A. Wexler v. Lynnhaven Dunes Condominium Association, Inc., United Property Associates, Inc. and Andrew Paul
FHB File Number: 2023-00176
HUD File Number: 03-22-1791-8
21. Ashley Grube and Bryan Grube v. Intown Suites Virginia Beach, LLC
FHB File Number: 2021-02865
HUD File Number: 03-21-8797-8
22. Melanie Motta-Sanchez v. Robert Bhat
FHB File Number: 2020-02327
HUD File Number: 03-20-4916-8
23. Gladys Tucker v. Lori Nance, Central Virginia Resource Corporation, Patrice Freeman and Virginia Housing
FHB File Number: 2021-01838
HUD File Number: 03-21-8491-8
24. Lana Lamont v. ICAFS, Inc. and THWC, LLC
FHB File Number: 2021-00695
HUD File Number: 03-21-7027-8
Appointment – Melissa York or Mr. Fisher, representing the respondents
25. Ashley Outlaw and Ashraf Yacout v. Ingram & Associates Property Management, Inc., Crystal Williams, Terrence J. McElroy and Carol A. McElroy
FHB File Number: 2020-00957
HUD File Number: 03-20-3556-8
{Referred to OAG for official consultation}
Appointment – P. George Eliades, II, attorney for Ingram & Associates Property Management, Inc.

26. Cheree S. Francis v. Cromwell Park at Salem Condominium Association, Inc. and Community First Management, Inc.

FHB File Number: 2019-02830

HUD File Number: 03-19-2211-8

{Referred to OAG for official consultation}

Appointment – Jeanne S. Lauer, Esq., attorney for the respondents

27. Anthony Matais Dunston and Angel Francis Blizzard v. Nancy Moss and Michelle Bethea

FHB File Number: 2021-01940

HUD File Number: 03-21-8341-8

{Referred to OAG for official consultation}

28. David Hinchey v. Heartland Manassas Limited Partnership and Heartland Realty Investors, Inc.

FHB File Number.: 2022-02731

HUD File Number.: Not eligible for dual filing

{Conciliation: Source of Funds}

VI. ADMINISTRATIVE ISSUES

- Litigation update
- Regulatory review
- Election policy

VII. OLD BUSINESS

VIII. NEW BUSINESS

- Education committee report
- Board financial statement
- Fair Housing training

IX. ADJOURNMENT

NEXT MEETING SCHEDULED FOR: AUGUST 30, 2023

** 5-minute public comment, per person, on those items not included on the agenda with the exception of any open disciplinary files. No other public comment will be accepted by the Board during the meeting. Persons desiring to participate in the meeting and requiring special accommodations or interpretive services should contact the Department at (804) 367-8552 at least ten days prior to the meeting so that suitable arrangements can be made for an appropriate accommodation. The Department fully complies with the Americans with Disabilities Act.

VIRGINIA FAIR HOUSING BOARD

MINUTES OF MEETING

February 22, 2023

The Fair Housing Board Meeting was held at the Department of Professional and Occupational Regulation, 9960 Mayland Drive, Richmond, Virginia. The following Board members were present:

Myra Howard, Chair
Candice L. Bennett
Colin Arnold
Amanda Buyalos
Amanda Pohl
Morton 'Tracy' Marks, III

Board member absent from the meeting: Larry Murphy, Vice-Chair
Scott Astrada
Stuart 'Gray' Gilchrist
Dean Lynch
Owen R. Morgan

DPOR Staff present for all or part of the meeting included:

Demetrios Melis, Director
Tom Payne, Deputy Director
Stephen Kirschner, Deputy Director
Liz Hayes, Fair Housing Administrator
Deanda Shelton, Assistant Fair Housing Administrator
Emily Trent, Administrative Coordinator
Angela Keefe-Thomas, Fair Housing Investigator
Loraine Schroeder, Fair Housing Investigator
Donnitria Mosby, Fair Housing Investigator

Todd Shockley, Assistant Attorney General, with the Office of the Attorney General present.

Ms. Howard called the meeting to order at 10:19 A.M.

Call to Order

A motion was made by Ms. Buyalos and seconded by Ms. Bennett to approve the Agenda. The motion passed unanimously. Members voting "Yes" were: Arnold, Bennett, Buyalos, Howard, Marks and Pohl.

Agenda

DRAFT AGENDA
Materials contained in this agenda are proposed topics for discussion and are not to be construed as regulation or official Board position.
DRAFT AGENDA

A motion was made by Ms. Bennett and seconded by Mr. Arnold to approve the December 7, 2022, Fair Housing Board Meeting minutes. The motion passed unanimously. Members voting "Yes" were: Arnold, Bennett, Buyalos, Howard, Marks and Pohl.

There was no public comment.

Ms. Hayes updated the Board on the current investigative case load.

In the matter of **FHB File Number 2021-02865, Ashley Grube and Bryan Grube v. Intown Suites Virginia Beach, LLC**, the case was deferred.

In the matter of **FHB File Number 2022-00602, Tamika Thomas v. Foliang Chen and Shipping Peng**, the case was deferred.

In the matter of **FHB File Number 2022-02755, Jimmy Landrom Sr. and Stacia Landrom v. Navy Federal Credit Union, Victor Soares and Melissa Westerfield**, the Board reviewed the record which consisted of the Final Investigative Report, and Case Analysis. CPR, Jimmy Landrom, Sr., complainant, was present and addressed the Board.

At 10:35 A.M., Mr. Marks offered a motion which was seconded by Ms. Bennett, that the Board meeting be recessed and that the Fair Housing Board immediately reconvene in closed meeting for the purpose of consultation with legal counsel and briefings by staff members pertaining to actual or probable litigation as permitted by §2.2-3711.A.7 of the *Code of Virginia*. The following non-members will be in attendance to reasonably aid the consideration of the topic: Tom Payne, Liz Hayes, Stephen Kirschner, Demetrios Melis and Todd Shockley.

This motion is made with respect to the matter(s) identified as agenda item(s):

4. FHB File Number 2022-02755, Jimmy Landrom Sr.

Minutes

Public Comment

**Fair Housing
Administrator's Report**

**FHB File Number 2021-
02865, Ashley Grube and
Bryan Grube v. Intown
Suites Virginia
Beach,
LLC**

**FHB File Number 2022-
00602, Tamika Thomas v.
Foliang Chen and Shipping
Peng**

**FHB File Number 2022-
02755, Jimmy Landrom
Sr. and Stacia Landrom
v. Navy Federal Credit
Union, Victor Soares and
Melissa Westerfield**

Closed Session

DRAFT AGENDA
Materials contained in this agenda are proposed topics for discussion and are not to be construed as regulation or official Board position.

**and Stacia Landrom v. Navy Federal Credit Union,
Victor Soares and Melissa Westerfield**

At 10:57 A.M., a motion was made by Ms. Buyalos and seconded by Mr. Marks that the Board reconvene in open session.

WHEREAS, the Fair Housing Board has convened a closed meeting on this date pursuant to an affirmative recorded vote in accordance with the provisions of the Virginia Freedom of Information Act; and

Certification

WHEREAS, §2.2-712 of the *Code of Virginia* requires a certification by this Fair Housing Board that such closed meeting was conducted in conformity with Virginia law;

NOW, THEREFORE, BE IT RESOLVED that the Fair Housing Board hereby certifies that, to the best of each member's knowledge, (i) only public business matters lawfully exempted from open meeting requirements by Virginia law were discussed in the closed meeting to which this certification resolution applies and (ii) only such public business matters as were identified in the motion convening the closed meeting were heard, discussed or considered by the Fair Housing Board.

VOTE: 6-0

AYES: Arnold, Bennett, Buyalos, Howard, Marks and Pohl.

NAYS: None.

ABSENT DURING THE VOTE: None.

ABSENT DURING THE MEETING: Astrada, Gilchrist, Lynch, Morgan and Murphy.

In the matter of **FHB File Number 2022-02755, Jimmy Landrom Sr. and Stacia Landrom v. Navy Federal Credit Union, Victor Soares and Melissa Westerfield**, a motion was made by Ms. Bennett and seconded by Mr. Arnold to find no reasonable cause that the respondents discriminated against the complainant by subjecting them to discriminatory financing based upon race. The motion passed by majority vote. Members voting "Yes" were:

FHB File Number 2022-02755, Jimmy Landrom Sr. and Stacia Landrom v. Navy Federal Credit Union, Victor Soares and Melissa Westerfield

DRAFT AGENDA
Materials contained in this agenda are proposed topics for discussion and are not to be construed as regulation or official Board position.

Arnold, Bennett, Buyalos, Howard and Pohl. Member voting "No" was Marks.

In the matter of **FHB File Number 2022-02625, Trevor York and Sherwood Cofer II v. Carlos Wilson, JRK Property Holdings Inc. and Heritage at Freemason Apartments Property Owner, LLC**, the Board reviewed the record which consisted of the Final Investigative Report, and Case Analysis. Dr. Trevor York, complainant, was present and addressed the Board. A motion was made by Ms. Buyalos and seconded by Ms. Bennett to find no reasonable cause that the respondents discriminated against the complainant by refusing to rent in terms and conditions related to a rental based upon race or sex/sexual orientation. The motion passed unanimously. Members voting "Yes" were: Arnold, Bennett, Buyalos, Howard, Marks and Pohl.

FHB File Number 2022-02625, Trevor York and Sherwood Cofer II v. Carlos Wilson, JRK Property Holdings Inc. and Heritage at Freemason Apartments Property Owner, LLC

In the matter of **FHB File Number 2021-02588, Penny Warden v. Gilbert Real Estate, LLC**, the Board reviewed the record which consisted of the Final Investigative Report, and Case Analysis. A motion was made by Mr. Arnold and seconded by Ms. Bennett to find no reasonable cause that the respondents discriminated against the complainant by refusing to rent, imposing discriminatory terms and conditions, or by failing to make a reasonable accommodation based upon disability. The motion passed unanimously. Members voting "Yes" were: Arnold, Bennett, Buyalos, Howard, Marks and Pohl.

FHB File Number 2021-02588, Penny Warden v. Gilbert Real Estate, LLC

In the matter of **FHB File Number 2021-02650, Keisha Manning and Wilson Lodge v. Roanoke Owner 1 LLC and The Solomon Organization LLC**, the Board reviewed the record which consisted of the Final Investigative Report, and Case Analysis. A motion was made by Ms. Buyalos and seconded by Ms. Bennett to find no reasonable cause that the respondents discriminated against the complainants by otherwise making housing unavailable or imposing discriminatory terms and conditions based upon race and national origin. The motion passed unanimously. Members voting "Yes" were: Arnold, Bennett, Buyalos, Howard, Marks and Pohl.

FHB File Number 2021-02650, Keisha Manning and Wilson Lodge v. Roanoke Owner 1 LLC and The Solomon Organization LLC

In the matter of **FHB File Number 2021-02651, Alice Kyle v. Star View Management, Inc., Arellano Properties, LLC and Elizabeth Rector**, the Board reviewed the record

FHB File Number 2021-02651, Alice Kyle v. Star View Management, Inc.,

DRAFT AGENDA Materials submitted to the Board are proposed topics for discussion and are not to be construed as an official Board position.

which consisted of the Final Investigative Report, and Case Analysis. A motion was made by Ms. Bennett and seconded by Mr. Arnold to find no reasonable cause that the respondents discriminated against the complainant by offering discriminatory terms and conditions, otherwise making housing unavailable, refusing to make a reasonable accommodation, or retaliating based upon race or disability. The motion passed unanimously. Members voting "Yes" were: Arnold, Bennett, Buyalos, Howard, Marks and Pohl.

**Arellano Properties, LLC
and Elizabeth Rector**

In the matter of **FHB File Number 2022-01110, April Audiffred v. Justin Freeman, Bella Apartments, LLC and LC and WB, LLC**, the Board reviewed the record which consisted of the Final Investigative Report, and Case Analysis. A motion was made by Ms. Buyalos and seconded by Ms. Bennett to find no reasonable cause that the respondents discriminated against the complainant by otherwise making housing unavailable based upon source of funds. The motion passed unanimously. Members voting "Yes" were: Arnold, Bennett, Buyalos, Howard, Marks and Pohl.

FHB File Number 2022-01110, April Audiffred v. Justin Freeman, Bella Apartments, LLC and LC and WB, LLC

In the matter of **FHB File Number 2022-01970, Julie Murphy v. Preddy Gables, LLC and Fried Companies, Inc.**, the Board reviewed the record which consisted of the Final Investigative Report, and Case Analysis. A motion was made by Ms. Pohl and seconded by Ms. Bennett to find no reasonable cause that the respondents discriminated against the complainant by offering discriminatory terms and conditions, refusing to permit her to make a reasonable modification, or by refusing to provide a reasonable accommodation based upon disability. The motion passed unanimously. Members voting "Yes" were: Arnold, Bennett, Buyalos, Howard, Marks and Pohl.

FHB File Number 2022-01970, Julie Murphy v. Preddy Gables, LLC and Fried Companies, Inc.

In the matter of **FHB File Number 2022-02490, Shuntra Muse and Mark Johnson v. Delores Laprad**, the Board reviewed the record which consisted of the Final Investigative Report, and Case Analysis. A motion was made by Mr. Arnold and seconded by Ms. Buyalos to find no reasonable cause that the respondent discriminated against the complainants by otherwise making housing unavailable or offering discriminatory terms and conditions based upon race. The motion passed unanimously. Members voting "Yes" were: Arnold, Bennett, Buyalos, Howard,

FHB File Number 2022-02490, Shuntra Muse and Mark Johnson v. Delores Laprad

DRAFT AGENDA
Materials Contained
DRAFT AGENDA

Proposed for discussion and are not to be construed as regulation or official board position.

Marks and Pohl.

In the matter of **FHB File Number 2022-00138, Kisha Robinson v. Craig Mottley and Gilberton Mottley**, the Board reviewed the record which consisted of the Final Investigative Report, and Case Analysis. Written statements were submitted from Ms. Robinson, complainant, and Irving Goldstein, attorney for the respondents, and read to the Board by Investigator Mosby. A motion was made by Ms. Buyalos and seconded by Ms. Bennett to find no reasonable cause that the respondents discriminated against the complainant by refusing to make a reasonable accommodation, discriminating in the provisions of services and facilities, otherwise making housing unavailable based upon disability or in retaliation for exercising a protected right under the Fair Housing Act. The motion passed unanimously. Members voting "Yes" were: Arnold, Bennett, Buyalos, Howard, Marks and Pohl.

FHB File Number 2022-00138, Kisha Robinson v. Craig Mottley and Gilberton Mottley

Mr. Shockley provided the Board with the litigation update.

Litigation Summary

The Board reviewed the Board financial statements. No action was taken by the Board.

New Business

Mr. Kirschner advised the Board that a presentation will be made at the next board meeting on regulatory review and a committee will be formed to start the regulatory review process. No action was taken by the Board.

Ms. Hayes announced that board training would be scheduled in the spring, and to expect additional information prior to the next board meeting. No action was taken by the Board.

The Board adjourned at 11:24 A.M.

Myra Howard, Chair

Demetrios J. Melis, Secretary

DRAFT AGENDA
Materials contained herein are for discussion and are not to be construed as regulation or official Board position.

**Department of Professional and Occupational Regulation
Statement of Financial Activity**

**Fair Housing Board
954630**

2022-2024 Biennium

April 2023

	April 2023 Activity	Biennium-to-Date Comparison	
		July 2020 - April 2021	July 2022 - April 2023
Cash/Revenue Balance Brought Forward			949,415
Revenues	2,700	24,530	27,575
Cumulative Revenues			976,990
Cost Categories:			
Board Expenditures	344	5,339	7,357
Board Administration	0	0	0
Administration of Exams	0	0	0
Enforcement	45,288	515,419	414,726
Legal Services	11,535	89,425	106,276
Information Systems	0	0	0
Facilities and Support Services	42	703	451
Agency Administration	0	0	0
Other / Transfers	0	0	0
Total Expenses	57,209	610,886	528,810
Transfer To/(From) Cash Reserves	(0)	0	(111,235)
Ending Cash/Revenue Balance			559,415

Cash Reserve Beginning Balance	(1,060,649)	0	949,415
Change in Cash Reserve	(0)	0	(111,235)
Cash Reserve Ending Balance	(1,060,649)	0	(1,060,649)

Number of Regulators	
Current Month	2,152
Previous Biennium-to-Date	2,214

DRAFT AGENDA
Materials contained in this agenda are proposed topics for discussion and are not to be construed as regulation or official Board position.