

VIRGINIA FAIR HOUSING BOARD

MINUTES OF MEETING

April 8, 2022

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
Dean Lynch
Candice L. Bennett
Colin Arnold
Linda Melton
Amanda Buyalos

Board member absent from the meeting:

Larry Murphy, Vice-Chair
Amanda Pohl
Sherman Gillums
Scott Astrada
T. Nicole Hebbe

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

Demetrios Melis, Director
Tom Payne, Deputy Director
Christine Martine, Executive Director
Liz Hayes, Fair Housing Administrator
Emily Trent, Administrative Coordinator
Donnitria Mosby, Fair Housing Investigator
Loraine Schroeder, Fair Housing Investigator
Trudy Miller, Fair Housing Investigator

Brittany Berky, Assistant Attorney General, with the Office of the Attorney General were present.

Ms. Howard called the meeting to order at 10:08 A.M.

Call to Order

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

Agenda

Buyalos, Howard, Lynch and Melton.

A motion was made by Ms. Buyalos and seconded by Mr. Arnold to approve the January 12, 2022, Fair Housing Board Meeting minutes. The motion passed unanimously. Members voting "Yes" were: Arnold, Bennett, Buyalos, Howard, Lynch and Melton.

There was no public comment.

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

Ms. Berky provided the Board with the litigation update.

In the matter of **FHB File Number 2021-02281, Anne Lee Paxton & Edward J. Turner v. Wells Fargo Bank National Association**, the Board reviewed the record which consisted of the Final Investigative Report, and Case Analysis. Anne Lee Paxton and Edward J. Turner, complainants, were present and addressed the Board. A motion was made by Ms. Buyalos and seconded by Mr. Lynch to find no reasonable cause that the respondent discriminated against the complainants by offering discriminatory terms and conditions in lending based upon elderliness. The motion passed unanimously. Members voting "Yes" were: Arnold, Bennett, Buyalos, Howard, Lynch and Melton.

In the matter of **FHB File Number 2021-02511, Jonathan Speight v. Mountain Laurel Townhouse Association, Inc. and Community Partners of Virginia, Inc.**, 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 offering discriminatory terms and conditions or retaliating against the complainant based upon race. The motion passed unanimously. Members voting "Yes" were: Arnold, Bennett, Buyalos, Howard, Lynch and Melton.

In the matter of **FHB File Number 2021-02632, Tausha Baines v. One High Street, LLC and Legend Property Group, Inc.**, the Board reviewed the record which consisted

Minutes

Public Comment

**Fair Housing
Administrator's Report**

Litigation Summary

**FHB File Number 2021-
02281, Anne Lee Paxton
& Edward J. Turner v.
Wells Fargo Bank
National Association**

**FHB File Number 2021-
02511, Jonathan Speight
v. Mountain Laurel
Townhouse Association,
Inc. and Community
Partners of Virginia, Inc.**

**FHB File Number 2021-
02632, Tausha Baines v.
One High Street, LLC**

of the Final Investigative Report, and Case Analysis. Barrie Bowers, attorney for the respondents, was present and addressed the Board. A motion was made by Mr. Lynch and seconded by Ms. Bennett to find no reasonable cause that the respondents discriminated against the complainants by offering discriminatory terms and conditions; by refusing to rent; by refusing to make a reasonable accommodation or by intimidating, harassing or coercing her based upon disability. The motion passed unanimously. Members voting "Yes" were: Arnold, Bennett, Buyalos, Howard, Lynch and Melton.

and Legend Property Group, Inc.

In the matter of **FHB File Number 2022-00115, Angela Bryant v. Ross Management Services, LLC, RM The Hamptons, LLC and Khemeka Bedford**, the Board reviewed the record which consisted of the Final Investigative Report, and Case Analysis. A motion was made by Mr. Lynch and seconded by Ms. Bennett to find no reasonable cause that the respondents discriminated against the complainant by otherwise denying or making housing unavailable or by offering discriminatory terms and conditions based upon race or color. The motion passed unanimously. Members voting "Yes" were: Arnold, Bennett, Buyalos, Howard, Lynch and Melton.

FHB File Number 2022-00115, Angela Bryant v. Ross Management Services, LLC, RM The Hamptons, LLC and Khemeka Bedford

In the matter of **FHB File Number 2022-00169, Merle Travis Rutledge, Jr. v. Colonial Court Apartments, Inc.**, the Board reviewed the record which consisted of the Final Investigative Report, and Case Analysis. A motion was made by Ms. Melton and seconded by Mr. Lynch to find no reasonable cause that the respondent discriminated against the complainant by refusing to rent or by offering discriminatory terms and conditions based upon sex. The motion passed unanimously. Members voting "Yes" were: Arnold, Bennett, Buyalos, Howard, Lynch and Melton.

FHB File Number 2022-00169, Merle Travis Rutledge, Jr. v. Colonial Court Apartments, Inc.

In the matter of **FHB File Number 2020-01491, Jessica Brittingham v. The Windsor Rental Co., LLC, H. Dean Parsons Jr., and Teresa Williams**, the Board reviewed the record which consisted of the Final Investigative Report, and Case Analysis. Jessica Brittingham, complainant, was present and addressed the Board. A motion was made by Mr. Lynch and seconded by Ms. Melton to find no reasonable cause that the respondents discriminated against the complainant by otherwise making housing unavailable or

FHB File Number 2020-01491, Jessica Brittingham v. The Windsor Rental Co., LLC, H. Dean Parsons Jr., and Teresa Williams

imposing discriminatory terms and conditions based upon race. The motion passed unanimously. Members voting "Yes" were: Arnold, Bennett, Buyalos, Howard, Lynch and Melton.

In the matter of **FHB File Number 2020-02579, Robert Anderson v. 4HIM Properties LLC, Jeffrey A. Philips and Julie K. Phillips**, 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 respondents discriminated against the complainant by making housing unavailable; by failing to make a reasonable accommodation; by imposing discriminatory terms and conditions or retaliating against the complainant based upon disability. The motion passed unanimously. Members voting "Yes" were: Arnold, Bennett, Buyalos, Howard, Lynch and Melton.

FHB File Number 2020-02579, Robert Anderson v. 4HIM Properties LLC, Jeffrey A. Philips and Julie K. Phillips

In the matter of **FHB File Number 2021-00540, Codi Bean v. Coverstone IV LP and RIMSI Corp.**, the Board reviewed the record which consisted of the Final Investigative Report, and Case Analysis. Christina M. Heischmidt, attorney for the respondents, was present and addressed the Board. 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 imposing discriminatory terms and conditions or steering based upon race and national origin. The motion passed unanimously. Members voting "Yes" were: Arnold, Bennett, Buyalos, Howard, Lynch and Melton.

FHB File Number 2021-00540, Codi Bean v. Coverstone IV LP and RIMSI Corp.

In the matter of **FHB File Number 2021-01463, Emma Lewis v. Norfolk Redevelopment & Housing Authority**, the Board reviewed the record which consisted of the Final Investigative Report, and Case Analysis. A motion was made by Mr. Lynch and seconded by Ms. Melton to find no reasonable cause that the respondent discriminated against the complainant by imposing discriminatory terms and conditions based upon disability. The motion passed unanimously. Members voting "Yes" were: Arnold, Bennett, Buyalos, Howard, Lynch and Melton.

FHB File Number 2021-01463, Emma Lewis v. Norfolk Redevelopment & Housing Authority

In the matter of **FHB File Number 2022-00123, Inez Elizabeth Thornton v. Beacon Communities Corp.**,

FHB File Number 2022-00123, Inez Elizabeth

Beacon Residential Management Limited Partnership, Grace Street Limited Partnership and Lori Benton, 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 respondents discriminated against the complainant by imposing discriminatory terms and conditions or failing to make a reasonable accommodation based upon disability or retaliating against the complainant based upon her engagement in a protected activity. The motion passed unanimously. Members voting "Yes" were: Arnold, Bennett, Buyalos, Howard, Lynch and Melton.

In the matter of **FHB File Number 2021-01616, Simone Rhodd v. Sky Management Inc. and Canterbury Townhouses, L.C.**, 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 refusing to rent or discriminating in the terms and conditions of a rental based upon on race or sex. The motion passed unanimously. Members voting "Yes" were: Arnold, Bennett, Buyalos, Howard, Lynch and Melton.

In the matter of **FHB File Number 2019-00850, Jeanne Worster and Thomas Worster v. Unit Owners Association of Concord Mews Condominium, Rosewood Management and Consulting Services, LLC, Kathy Gately and Kasandra Serck**, the Board reviewed the record which consisted of the Final Investigative Report, and Case Analysis. Ken Chadwick, attorney for the respondents, was present and addressed the Board. A motion was made by Ms. Melton and seconded by Mr. Lynch to find no reasonable cause that the respondents discriminated against the complainants by coercion, intimidation and harassment or offering discriminatory terms and conditions or making a discriminatory statement based upon familial status. The motion passed by majority vote. Members voting "Yes" were: Arnold, Bennett, Howard, Lynch and Melton. Member voting "No" was Buyalos.

In the matter of **FHB File Number 2020-02255, Dan Chacko v. Waterford Heights Homeowners Association,**

Thornton v. Beacon Communities Corp., Beacon Residential Management Limited Partnership, Grace Street Limited Partnership and Lori Benton

FHB File Number 2021-01616, Simone Rhodd v. Sky Management Inc. and Canterbury Townhouses, L.C.

FHB File Number 2019-00850, Jeanne Worster and Thomas Worster v. Unit Owners Association of Concord Mews Condominium, Rosewood Management and Consulting Services, LLC, Kathy Gately and Kasandra Serck

FHB File Number 2020-02255, Dan Chacko v.

the Board reviewed the record which consisted of the Final Investigative Report, and Case Analysis. Dan Chacko, complainant, was present and addressed the Board. A motion was made by Mr. Lynch and seconded by Ms. Buyalos to find no reasonable cause that the respondent discriminated against the complainant by offering discriminatory terms and conditions based upon on race. The motion passed unanimously. Members voting "Yes" were: Arnold, Bennett, Buyalos, Howard, Lynch and Melton.

In the matter of **FHB File Number 2021-01623, Sabrina Gendreau v. First Service Residential DC Metro LLC, Exchange at Van Dorn Condominiums and Aaron & Emily Huus**, 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 Mr. Lynch to find no reasonable cause that the respondents discriminated against the complainant by offering discriminatory terms and conditions and refusing to make a reasonable accommodation based upon on disability. The motion passed unanimously. Members voting "Yes" were: Arnold, Bennett, Buyalos, Howard, Lynch and Melton.

In the matter of **FHB File Number 2020-02927, Housing Opportunities Made Equal of Virginia, Inc. v. Christopher Tschappatt and Lianna Guallart**, the Board reviewed the record which consisted of the Final Investigative Report, Case Analysis and Official Consultation Memorandum from the Office of the Attorney General. The case was deferred to the next Board meeting.

In the matter of **FHB File Number 2021-00207, Claire Payton and Jonathan Katz v Liana Arias De Velasco and Christopher Tschappatt**, the Board reviewed the record which consisted of the Final Investigative Report, Case Analysis and Official Consultation Memorandum from the Office of the Attorney General. The case was deferred to the next Board meeting.

In the matter of **FHB File Number 2022-01156, Reta Pearson v. Cedar Lee Condominium Association, Inc., Susan Rae Helander, and First Virginia Community Management, Inc.**, a motion was made by Ms. Bennett and seconded by Mr. Lynch to approve the terms of the conciliation agreement as agreed to by the parties. The

Waterford Heights Homeowners Association

FHB File Number 2021-01623, Sabrina Gendreau v. First Service Residential DC Metro LLC, Exchange at Van Dorn Condominiums and Aaron & Emily Huus

FHB File Number 2020-02927, Housing Opportunities Made Equal of Virginia, Inc. v. Christopher Tschappatt and Lianna Guallart

FHB File Number 2021-00207, Claire Payton and Jonathan Katz v Liana Arias De Velasco and Christopher Tschappatt

FHB File Number 2022-01156, Reta Pearson v. Cedar Lee Condominium Association, Inc., Susan Rae Helander, and First Virginia Community

motion passed unanimously. Members voting "Yes" were: **Management, Inc.**
Arnold, Bennett, Buyalos, Howard, Lynch and Melton.

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

Mr. Melis introduced himself to the Board.

The Board adjourned at 11:09 A.M.



Myra Howard, Chair



Demetrios J. Melis, Secretary

FAIR HOUSING BOARD

VISITOR SIGN-IN SHEET

BOARD MEETING – ROOM 2

April 8, 2022 – 10:00 A.M.

<u>NAME</u>	<u>ADDRESS</u>	<u>DO YOU WISH TO SPEAK?</u>
Tom MUGAVARO	3190 FAERVIEW PK DR	Y
Anne Lee Paxton	4097 Bristol Circle Williamsburg, VA	Y
Don Choate	6081 Hannah Wake	Y
Sally Crasch	1425 E. Cary St. Richmond VA 23219	N
Koss C. Adam	2800 Buford Rd. Ste 701 23235	N.
Bambi Powers	5516 Falmouth St, Ric	Y
KENNETH CHADWICK	3201 JERMANTOWN RD FAIRFAX	Y
Janae Craddock	101 W. Broad St, Ste 101 Richmond, VA 23220	N
Jan Hubert	1001 Hazell Pt. RVA	N
Linda Miller	9030 Stuy Point Pkwy 23235	N
Shivanya Ferguson	626 E Broad St 23219	N
Jessica Brittingham	3905 Arden Rd, 23222	Y

**STATE AND LOCAL GOVERNMENT
CONFLICT OF INTERESTS ACT**

**TRANSACTIONAL DISCLOSURE STATEMENT
for Officers and Employees of State Government**

1. Name: Amanda Buyalos
(Name of Board Member)
2. Title: Board Member
3. Agency: Fair Housing Board
(Name of Board)
4. Meeting/IFF Date: April 8, 2022
(Date)

5. I have a personal interest in the following transaction:

(Agenda Item)

Nature of Personal Interest Affected by Transaction: _____

I declare that I am a member of the following business, profession, occupation or group, the members of which are affected by the transaction:

I am able to participate in this transaction fairly, objectively, and in the public interest.

or

I did not participate in the transaction.

6. I do not have a personal interest in any transactions taken at this meeting.

Amanda Buyalos
Signature

4/8/2022
Date

**STATE AND LOCAL GOVERNMENT
CONFLICT OF INTERESTS ACT**

**TRANSACTIONAL DISCLOSURE STATEMENT
for Officers and Employees of State Government**

1. Name: Colin Arnold
(Name of Board Member)
2. Title: Board Member
3. Agency: Fair Housing Board
(Name of Board)
4. Meeting/IFF Date: April 8, 2022
(Date)

5. I have a personal interest in the following transaction:

(Agenda Item)

Nature of Personal Interest Affected by Transaction: _____

I declare that I am a member of the following business, profession, occupation or group, the members of which are affected by the transaction:

- I am able to participate in this transaction fairly, objectively, and in the public interest.
- or
- I did not participate in the transaction.
6. I **do not** have a personal interest in any transactions taken at this meeting.



Signature

4/8/22

Date

STATE AND LOCAL GOVERNMENT
CONFLICT OF INTERESTS ACT

TRANSACTIONAL DISCLOSURE STATEMENT
for Officers and Employees of State Government

1. Name: Linda Melton
(Name of Board Member)
2. Title: Board Member
3. Agency: Fair Housing Board
(Name of Board)
4. Meeting/IFF Date: April 8, 2022
(Date)

5. I have a personal interest in the following transaction: Deferred
#15 & #16 (15 2020-02927, 16 2021-00207)
(Agenda Item)

Nature of Personal Interest Affected by Transaction: serve on the board
OF HOME

I declare that I am a member of the following business, profession, occupation or group, the members of which are affected by the transaction:

- I am able to participate in this transaction fairly, objectively, and in the public interest.
- or
- I did not participate in the transaction.

6. I do not have a personal interest in any transactions taken at this meeting.

Linda Melton
Signature

4/7/2022
Date

**STATE AND LOCAL GOVERNMENT
CONFLICT OF INTERESTS ACT**

**TRANSACTIONAL DISCLOSURE STATEMENT
for Officers and Employees of State Government**

1. Name: Myra Howard
(Name of Board Member)
2. Title: Board Member
3. Agency: Fair Housing Board
(Name of Board)
4. Meeting/IFF Date: April 8, 2022
(Date)

5. I have a personal interest in the following transaction:

(Agenda Item)

Nature of Personal Interest Affected by Transaction: _____

I declare that I am a member of the following business, profession, occupation or group, the members of which are affected by the transaction:

I am able to participate in this transaction fairly, objectively, and in the public interest.

or

I did not participate in the transaction.

6. I do not have a personal interest in any transactions taken at this meeting.

Myra Howard
Signature

4/8/2022
Date

**STATE AND LOCAL GOVERNMENT
CONFLICT OF INTERESTS ACT**

**TRANSACTIONAL DISCLOSURE STATEMENT
for Officers and Employees of State Government**

1. Name: Candice L. Bennett
(Name of Board Member)
2. Title: Board Member
3. Agency: Fair Housing Board
(Name of Board)
4. Meeting/IFF Date: April 8, 2022
(Date)

5. I have a personal interest in the following transaction:

(Agenda Item)

Nature of Personal Interest Affected by Transaction: _____


I declare that I am a member of the following business, profession, occupation or group, the members of which are affected by the transaction:

I am able to participate in this transaction fairly, objectively, and in the public interest.

or

I did not participate in the transaction.

6. I do not have a personal interest in any transactions taken at this meeting.



Signature

4/8/22

Date

**STATE AND LOCAL GOVERNMENT
CONFLICT OF INTERESTS ACT**

**TRANSACTIONAL DISCLOSURE STATEMENT
for Officers and Employees of State Government**

1. Name: Dean A. Lynch
(Name of Board Member)
2. Title: Board Member
3. Agency: Fair Housing Board
(Name of Board)
4. Meeting/IFF Date: April 8, 2022
(Date)

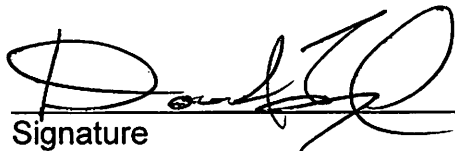
5. I have a personal interest in the following transaction:

(Agenda Item)

Nature of Personal Interest Affected by Transaction: _____

I declare that I am a member of the following business, profession, occupation or group, the members of which are affected by the transaction:

- I am able to participate in this transaction fairly, objectively, and in the public interest.
- or
- I did not participate in the transaction.
6. I do not have a personal interest in any transactions taken at this meeting.


Signature

4/8/2022
Date