

VIRGINIA FAIR HOUSING BOARD

MINUTES OF MEETING

January 12, 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  
Larry Murphy, Vice-Chair  
Colin Arnold  
Amanda Pohl  
Amanda Buyalos  
Scott Astrada  
T. Nicole Hebbe

Board member absent from the meeting:

Dean Lynch  
Candice L. Bennett  
Sherman Gillums  
Linda Melton

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

Mary Broz-Vaughan, Director  
Tom Payne, Deputy Director  
Christine Martine, Executive Director  
Liz Hayes, Fair Housing Administrator  
Deanda Shelton, Assistant Fair Housing Administrator  
Emily Trent, Administrative Assistant  
Angela Keefe-Thomas, Fair Housing Investigator  
Trudy Miller, Fair Housing Investigator

Helen Hardiman, Assistant Attorney General, and Palmer Heenan, III, Assistant Attorney General, with the Office of the Attorney General were present.

Ms. Howard called the meeting to order at 10:14 A.M.

**Call to Order**

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

**Agenda**

A motion was made by Ms. Buyalos and seconded by Mr. Murphy to approve the August 25, 2021, Fair Housing Board Meeting minutes. The motion passed unanimously. Members voting "Yes" were: Arnold, Astrada, Buyalos, Hebbe, Howard, Murphy and Pohl.

**Minutes**

There was no public comment.

**Public Comment**

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

**Fair Housing  
Administrator's Report**

Ms. Hardiman provided the Board with the litigation update.

**Litigation Summary**

In the matter of **FHB File Number 2021-01562, Samantha Hankins and Jameson Eddington v. Kristina Dix, Donald Dix and ChevMonte Properties, 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 Mr. Murphy to find no reasonable cause that the respondents discriminated against the complainants by offering discriminatory terms and conditions; by refusing to rent or by refusing to make a reasonable accommodation based upon disability. The motion passed unanimously. Members voting "Yes" were: Arnold, Astrada, Buyalos, Hebbe, Howard, Murphy and Pohl.

**FHB File Number 2021-01562, Samantha Hankins and Jameson Eddington v. Kristina Dix, Donald Dix and ChevMonte Properties, LLC**

In the matter of **FHB File Number 2021-01729, Medenia Bush v. Brookdale Apartments Mark Center, LLC, Morgan Properties Management Company LLC, and Marieglorie Zapata**, the Board reviewed the record which consisted of the Final Investigative Report, and Case Analysis. Medenia Bush, complainant, and Carol Ashley, attorney for the respondents, were present and addressed the Board. A motion was made by Ms. Pohl and seconded by Mr. Arnold to find no reasonable cause that the respondents discriminated against the complainant by harassing or intimidating the complainant or by offering her discriminatory terms and conditions based upon her sex or sexual orientation. The motion passed unanimously. Members voting "Yes" were: Arnold, Astrada, Buyalos, Hebbe, Howard, Murphy and Pohl.

**FHB File Number 2021-01729, Medenia Bush v. Brookdale Apartments Mark Center, LLC, Morgan Properties Management Company LLC, and Marieglorie Zapata**

In the matter of **FHB File Number 2021-01106, Zachary Thompson v. Paradigm Management II, LP and Courthouse High Rise I, LP**, the Board reviewed the record

**FHB File Number 2021-01106, Zachary Thompson v. Paradigm**

which consisted of the Final Investigative Report, and Case Analysis. Jan Haub, representative for Paradigm Management II, LP, respondent, was present and addressed the Board. A motion was made by Ms. Buyalos and seconded by Ms. Hebbe to find no reasonable cause that the respondents discriminated against the complainants by offering discriminatory terms and conditions and by refusing to make a reasonable accommodation based upon disability. The motion passed unanimously. Members voting "Yes" were: Arnold, Astrada, Buyalos, Hebbe, Howard, Murphy and Pohl.

**Management II, LP and Courthouse High Rise I, LP**

In the matter of **FHB File Number 2021-01791, Caleb King v. Equity Residential Management LLC and EQR Madison & Henry LLC**, the Board reviewed the record which consisted of the Final Investigative Report, Case Analysis and Supplemental Final Investigative Report. Caleb King, complainant, and Janice Grenadier, representative for the complainant, were present and addressed the Board. 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 refusing to rent or by offering discriminatory terms and conditions based upon race. The motion passed unanimously. Members voting "Yes" were: Arnold, Astrada, Buyalos, Hebbe, Howard, Murphy and Pohl.

**FHB File Number 2021-01791, Caleb King v. Equity Residential Management LLC and EQR Madison & Henry LLC**

In the matter of **FHB File Number 2021-02235, Caleb King v. Paradigm Management II, LP and Paradigm 2250 Mill LLC**, the Board reviewed the record which consisted of the Final Investigative Report, Case Analysis and Supplemental Final Investigative Report. Caleb King, complainant, Janice Grenadier, representative for the complainant, and Jan Haub, representative for Paradigm Management II, LP, respondent, were present and addressed the Board. A motion was made by Ms. Buyalos and seconded by Ms. Hebbe to find no reasonable cause that the respondents discriminated against the complainant by refusing to rent or by offering discriminatory terms and conditions based upon sex or color. The motion passed unanimously. Members voting "Yes" were: Arnold, Astrada, Buyalos, Hebbe, Howard, Murphy and Pohl.

**FHB File Number 2021-02235, Caleb King v. Paradigm Management II, LP and Paradigm 2250 Mill LLC**

In the matter of **FHB File Number 2019-03221, Trina Bullock v. MyHome Properties LLC, Annika Schunn,**

**FHB File Number 2019-03221, Trina Bullock v.**

**Gisa-Beate Schunn and Christian Schunn**, 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. Victoria Horrock, attorney for the complainant, was present and addressed the Board.

**MyHome Properties LLC,**  
**Annika Schunn, Gisa-**  
**Beate Schunn and**  
**Christian Schunn**

At 10:59 A.M., Ms. Buyalos offered a motion which was seconded by Ms. Pohl, 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 and Palmer Heenan, III.

**Closed Session**

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

**6. FHB File Number 2019-03221, Trina Bullock v. MyHome Properties LLC, Annika Schunn, Gisa-Beate Schunn and Christian Schunn**

At 11:21 A.M., a motion was made by Ms. Pohl and seconded by Mr. Murphy 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, §2.2-3712 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: 7-0

AYES: Arnold, Astrada, Buyalos, Hebbe, Howard, Murphy and Pohl.

NAYS: None.

ABSENT DURING THE VOTE: Bennett, Gillums, Lynch and Melton.

ABSENT DURING THE MEETING: Bennett, Gillums, Lynch and Melton.

In the matter of **FHB File Number 2019-03221, Trina Bullock v. MyHome Properties LLC, Annika Schunn, Gisa-Beate Schunn and Christian Schunn**, a motion was made by Ms. Pohl and seconded by Ms. Hebbe to find reasonable cause that the respondents, MyHome Properties, LLC, Gisa-Beate Schunn, and Annika Schunn discriminated against the complainant in violation of §36-96.3.B.ii of the *Code of Virginia* by refusing to make a reasonable accommodation based on disability; imposing discriminatory terms and conditions based on disability in violation of §36-96.3.A.9 of the *Code of Virginia*; refusing to rent or make unavailable a dwelling based on disability in violation of §36-96.3.A.8 of the *Code of Virginia*; making discriminatory statements based on disability in violation of §36-96.3.A.3 of the *Code of Virginia*; and coercing, intimidating, threatening, or interfering with the complainant's exercise and enjoyment of her fair housing rights in violation of §36-96.5 of the *Code of Virginia*. The motion passed unanimously. Members voting "Yes" were: Arnold, Astrada, Buyalos, Hebbe, Howard, Murphy and Pohl.

**FHB File Number 2019-03221, Trina Bullock v. MyHome Properties LLC, Annika Schunn, Gisa-Beate Schunn and Christian Schunn**

A motion was made by Ms. Pohl and seconded by Mr. Murphy to find no reasonable cause the respondent, Christian Schunn discriminated against the complainant, Trina Bullock. The motion passed unanimously. Members voting "Yes" were: Arnold, Astrada, Buyalos, Hebbe, Howard, Murphy and Pohl.

In the matter of **FHB File Number 2021-01681, Harold Walker v. CAPREIT Residential Management, LLC and**

**FHB File Number 2021-01681, Harold Walker v.**

**St. Luke Apartments, LLC**, the Board reviewed the record which consisted of the Final Investigative Report, Case Analysis, Supplemental Final Investigative Report, and Official Consultation Memorandum from the Office of the Attorney General. Elizabeth 'Lisa' Shu, attorney for respondent, CAPREIT Residential Management, LLC, was present and addressed the Board. A motion was made by Ms. Pohl and seconded by Ms. Buyalos to find no reasonable cause that the respondents discriminated against the complainant by offering discriminatory terms and conditions, privileges or in services and facilities or by refusing to make a reasonable accommodation based upon disability. The motion passed unanimously. Members voting "Yes" were: Arnold, Astrada, Buyalos, Hebbe, Howard, Murphy and Pohl.

In the matter of **FHB File Number 2021-02715, DaYarna Randall v. Abberly Center Pointe, LLC and HHHunt Property Management, Inc.**, a motion was made by Mr. Murphy and seconded by Ms. Pohl to approve the terms of the conciliation agreement as agreed to by the parties. The motion passed unanimously. Members voting "Yes" were: Arnold, Astrada, Buyalos, Hebbe, Howard, Murphy and Pohl.

In the matter of **FHB File Number 2022-00024, Holly Brown v. TM Associates Management, Inc. and Parkway Village Apartments, LP**, a motion was made by Mr. Murphy and seconded by Ms. Pohl to approve the terms of the conciliation agreement as agreed to by the parties. The motion passed unanimously. Members voting "Yes" were: Arnold, Astrada, Buyalos, Hebbe, Howard, Murphy and Pohl.

In the matter of **FHB File Number 2022-00039, Catherine Felicia "Catt" McWilliams v. Mark-Dana Management, LLC and Creekside Manor, LLC**, a motion was made by Mr. Murphy and seconded by Ms. Pohl to approve the terms of the conciliation agreement as agreed to by the parties. The motion passed unanimously. Members voting "Yes" were: Arnold, Astrada, Buyalos, Hebbe, Howard, Murphy and Pohl.

In the matter of **FHB File Number 2021-02647, Mamie T. Grady v. 908 Oliver Hill Way LLC, Steelhead**

**CAPREIT Residential Management, LLC and St. Luke Apartments, LLC**

**FHB File Number 2021-02715, DaYarna Randall v. Abberly Center Pointe, LLC and HHHunt Property Management, Inc.**

**FHB File Number 2022-00024, Holly Brown v. TM Associates Management, Inc. and Parkway Village Apartments, LP**

**FHB File Number 2022-00039, Catherine Felicia "Catt" McWilliams v. Mark-Dana Management, LLC and Creekside Manor, LLC**

**FHB File Number 2021-02647, Mamie T. Grady v.**

**Management LLC, and Melissa Brown**, a motion was made by Mr. Murphy and seconded by Ms. Pohl to approve the terms of the conciliation agreement as agreed to by the parties. The motion passed unanimously. Members voting "Yes" were: Arnold, Astrada, Buyalos, Hebbe, Howard, Murphy and Pohl.

**908 Oliver Hill Way LLC, Steelhead Management LLC, and Melissa Brown**

In the matter of **FHB File Number 2021-02438, Mohamed Kakay v. Dweck Properties LTD and Towers Associates II, LLC**, a motion was made by Mr. Murphy and seconded by Ms. Pohl to approve the terms of the conciliation agreement as agreed to by the parties. The motion passed unanimously. Members voting "Yes" were: Arnold, Astrada, Buyalos, Hebbe, Howard, Murphy and Pohl.

**FHB File Number 2021-02438, Mohamed Kakay v. Dweck Properties LTD and Towers Associates II, LLC**

In the matter of **FHB File Number 2020-00805, Tracy Ferrell v. VC Solutions LLC, The Coleman Group, LLC and Carla Purdy**, a motion was made by Mr. Murphy and seconded by Ms. Pohl to approve the terms of the conciliation agreement as agreed to by the parties. The motion passed unanimously. Members voting "Yes" were: Arnold, Astrada, Buyalos, Hebbe, Howard, Murphy and Pohl.

**FHB File Number 2020-00805, Tracy Ferrell v. VC Solutions LLC, The Coleman Group, LLC and Carla Purdy**

In the matter of **FHB File Number 2020-01179, Housing Opportunities Made Equal of Virginia, Inc. v. VC Solutions LLC, The Coleman Group, LLC and Carla Purdy**, a motion was made by Mr. Murphy and seconded by Ms. Pohl to approve the terms of the conciliation agreement as agreed to by the parties. The motion passed unanimously. Members voting "Yes" were: Arnold, Astrada, Buyalos, Hebbe, Howard, Murphy and Pohl.

**FHB File Number 2020-01179, Housing Opportunities Made Equal of Virginia, Inc. v. VC Solutions LLC, The Coleman Group, LLC and Carla Purdy**

In the matter of **FHB File Number 2022-00570, Trey Ward v. James Poff and Sharon Poff**, a motion was made by Mr. Murphy and seconded by Ms. Pohl to approve the terms of the conciliation agreement as agreed to by the parties. The motion passed unanimously. Members voting "Yes" were: Arnold, Astrada, Buyalos, Hebbe, Howard, Murphy and Pohl.

**FHB File Number 2022-00570, Trey Ward v. James Poff and Sharon Poff**

In the matter of **FHB File Number 2022-00177, Virginia Fair Housing Board v. COG & JUB Holding LLC and Alicia Martinez**, a motion was made by Mr. Murphy and seconded by Ms. Pohl to approve the terms of the

**FHB File Number 2022-00177, Virginia Fair Housing Board v. COG & JUB Holding LLC and**

conciliation agreement as agreed to by the parties. The motion passed unanimously. Members voting "Yes" were: Arnold, Astrada, Buyalos, Hebbe, Howard, Murphy and Pohl.

**Alicia Martinez**

In the matter of **FHB File Number 2022-00109, Zaira Muzhitskaya, Andre Mann, and Lidiia Lukasevyeh v. Equity Residential Management LLC; Kelsey Bergman, Community Manager and Equity Operating Limited Partnership**, a motion was made by Mr. Murphy and seconded by Ms. Pohl to approve the terms of the conciliation agreement as agreed to by the parties. The motion passed unanimously. Members voting "Yes" were: Arnold, Astrada, Buyalos, Hebbe, Howard, Murphy and Pohl.

**FHB File Number 2022-00109, Zaira Muzhitskaya, Andre Mann, and Lidiia Lukasevyeh v. Equity Residential Management LLC; Kelsey Bergman, Community Manager and Equity Operating Limited Partnership**

The Board discussed 2022 meeting dates. No action was taken by the Board.

**Administrative Issues**

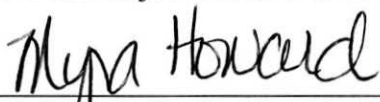
Helen Hardiman gave the board information on options for CIC property managers to get fair housing information such as the CIC Board newsletter and CAI Fair Housing training. No action was taken by the board.

**Old Business**

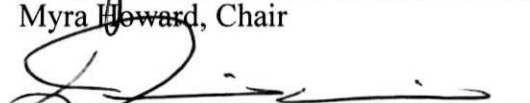
The Board reviewed the Board financial statements. No action was taken by the Board.

**New Business**

The Board adjourned at 11:34 A.M.



Myra Howard, Chair

  
Demetrios J. Melis, Secretary



**FAIR HOUSING BOARD**

**VISITOR SIGN-IN SHEET**

**BOARD MEETING – ROOM 2**

**January 12, 2022 – 10:00 A.M.**

**NAME                                      ADDRESS                                      DO YOU WISH TO SPEAK?**

Benny Raphael                      2108 Bannock Dr                      yes  
Washington Dc  
20018 Dc

Amanda Pohl

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

TRANSACTIONAL DISCLOSURE STATEMENT  
for Officers and Employees of State Government

1. Name: Larry B. Murphy  
(Name of Board Member)
2. Title: Board Member
3. Agency: Fair Housing Board  
(Name of Board)
4. Meeting/IFF Date: January 12, 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.

Larry B. Murphy  
Signature

1/12/22  
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: January 12, 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

1.12.2022  
Date

**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: January 12, 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

1/12/2022  
Date

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

TRANSACTIONAL DISCLOSURE STATEMENT  
for Officers and Employees of State Government

1. Name: Amanda Pohl  
(Name of Board Member)
2. Title: Board Member
3. Agency: Fair Housing Board  
(Name of Board)
4. Meeting/IFF Date: January 12, 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 Pohl  
Signature

01/12/2022  
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: January 12, 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

1/12/22  
Date

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

TRANSACTIONAL DISCLOSURE STATEMENT  
for Officers and Employees of State Government

1. Name: Scott Astrada  
(Name of Board Member)

2. Title: Board Member

3. Agency: Fair Housing Board  
(Name of Board)

4. Meeting/IFF Date: January 12, 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:

\_\_\_\_\_

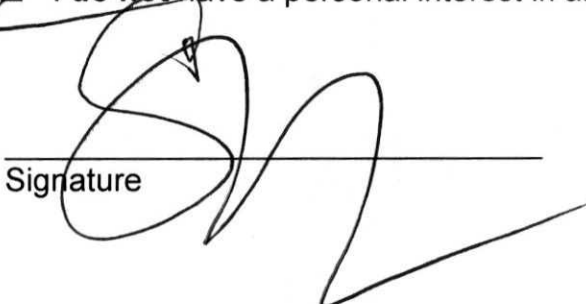
I am able to participate in this transaction fairly, objectively, and in the public interest.

or

I did not participate in the transaction.

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

Signature



Date

1/12/22

STATE AND LOCAL GOVERNMENT  
CONFLICT OF INTERESTS ACT

TRANSACTIONAL DISCLOSURE STATEMENT  
for Officers and Employees of State Government

1. Name: Nicole Hebbe  
(Name of Board Member)
2. Title: Board Member
3. Agency: Fair Housing Board  
(Name of Board)
4. Meeting/IFF Date: January 12, 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.

Nicole Hebbe  
Signature

01/12/2022  
Date