

FAIR HOUSING BOARD
Wednesday, August 26, 2026 – 10:00 a.m.
2nd Floor – Board Room 2
Department of Professional and Occupational Regulation
9960 Mayland Drive
Richmond, Virginia 23233

Mission: Our mission is to protect the health, safety and welfare of the public by licensing qualified individuals and businesses enforcing standards of professional conduct for professions and occupations as designated by statute.

I. CALL TO ORDER

- a. Emergency Egress (page 4)
- b. Determination of Quorum (page 5)

II. APPROVAL OF AGENDA

III. APPROVAL OF MINUTES

- a. Fair Housing Board Meeting, February 18, 2026 (page 6)

IV. WELCOME AND INTRODUCTIONS

V. PUBLIC COMMENT PERIOD *FIVE MINUTE PUBLIC COMMENT, PER PERSON*

VI. FAIR HOUSING REPORT

- a. Fair Housing Administrator's Report

VII. FAIR HOUSING CASE FILES (page 10)

1. Forrest Gray and Sabrina Gray v. Soo In Lee and Grand Central LLC (page 17)
FHB File Number: 2026-02252
HUD File Number: 03-26-6677-8
2. Ashley Hardy v. Morton Lester and The Lester Corporation (page 27)
FHB File Number: 2022-01614
HUD File Number: 03-22-0474-8
{Referred to OAG for Official Consultation}
3. Archibald McDowell and Susan Brennan v. Blackbird's Wing, LLC and Christina Boshier
FHB File Number: 2026-00061 (page 58)
HUD File Number: 03-25-6071-8
{Referred to OAG for Official Consultation}
(Appointment: Christina Boshier - Respondent)
(Appointment: Archie McDowell – Complainant)
(Appointment: Susan Brennan – Complainant)
4. Kevin Smith and Christal Morton v. AMGULF Corporation and Orchard Glen East, Inc.
FHB File Number: 2024-01317 (page 96)

HUD File Number: 03-24-4231-8

{Referred to OAG for Official Consultation}

5. Niharika Patel v. UOA Board of Directors of the Henry Condominium and Association Community Management Corporation **(page 142)**
FHB File Number: 2024-02732
HUD File Number: 03-24-4869-8
{Referred to OAG for Official Consultation}
(Appointment: Niharika Patel – Complainant)
(Appointment: Ann M. Reardon – Representative for Respondent)
6. The Equal Rights Center v. Valoit LLC **(page 194)**
FHB File Number: 2022-02645
HUD File Number: 03-24-4564-8
{Referred to OAG for Official Consultation}
7. Stephen Quinn v. Imperial Propco, LLC, Lexington Realty International and Alanah Trago FHB File Number: 2025-01203 **(page 220)**
HUD File Number: 03-25-5464-8
{Referred to OAG for Official Consultation}
8. Housing Rights Initiative v. Howard L. Bubel and the Howard L. Bubel and Renate Bubel TRS
FHB File Number: 2026-00466 **(page 11)**
HUD File Number: N/A
{Conciliation: Source of Funds}
9. The Equal Rights Center v. Bernstein Bros. LLC dba Bernstein Brothers Management
FHB File Number: 2025-02909 **(page 11)**
HUD File Number: N/A
{Conciliation: Source of Funds}
10. The Equal Rights Center v. Bernstein Bros. LLC dba Bernstein Brothers Management (“Bernstein”), and Caren Barrera **(page 13)**
FHB File Number: 2026-00652
HUD File Number: N/A
{Conciliation: Source of Funds}
11. Housing Rights Initiative v. 901 N Pollard Street Arlington LLC, Akelius Real Estate Management LLC (“Akelius”), and Karen Pedemonte **(page 14)**
FHB File Number: 2026-00300
HUD File Number: N/A
{Conciliation: Source of Funds}
12. Housing Rights Initiative v. S & S Properties, Arthur W. Smith, Maxine R. Smith, William T. Smith, Mary Lou Smith, Arthur W. Smith and William T. Smith dba S & S Properties, and Elizabeth “Liz” Willis **(page 15)**
FHB File Number: 2026-00301
HUD File Number: N/A
{Conciliation: Source of Funds}

13. Diamond Quarles v. TLG Properties LLC and Theresa M. Sylvester **(page 16)**

FHB Number: 2026-02152

HUD File Number: 03-26-6661-8

{Conciliation: Source of Funds}

VIII. EDUCATION

- a. Fair Housing Education Committee Report

IX. NEW BUSINESS

- a. Litigation Update
- b. Legislative Update
 - i. SB 803 - Consider Adoption of Emergency Amendment/NOIRA
 - ii. Guidance Document - Review of Real Estate Appraiser Board Fair Housing & Bias Training
- c. Executive Director's Update
- d. 2026 Board Member Training Conference Update

X. OTHER BOARD BUSINESS

- a. Board Financial Update **(page 253)**
- b. Fair Housing Training

XI. COMPLETE CONFLICT OF INTEREST FORM AND TRAVEL VOUCHER

- a. Travel Voucher
- b. Conflict of Interest Forms

XII. ADJOURNMENT

NEXT MEETING SCHEDULED FOR WEDNESDAY, DECEMBER 02, 2026

- ❖ Agenda materials made available to the public do not include disciplinary case files or application files pursuant to §54.1-108 of the Code of Virginia.
- ❖ Five-minute public comment per person, except for any open disciplinary or application file.
- ❖ Persons desiring to participate in the meeting and requiring special accommodation or interpretative services should contact the Department at (804) 367-2785 at least ten days prior to the meeting so that suitable arrangements can be made for the appropriate accommodation. The Department fully complies with the Americans with Disabilities Act.

PERIMETER CENTER CONFERENCE CENTER
EMERGENCY EVACUATION OF BOARD AND TRAINING ROOMS
(Script to be read at the beginning of each meeting.)

PLEASE LISTEN TO THE FOLLOWING INSTRUCTIONS ABOUT EXITING THE PREMISES IN THE EVENT OF AN EMERGENCY.

In the event of a fire or other emergency requiring the evacuation of the building, alarms will sound. When the alarms sound, leave the room immediately. Follow any instructions given by Security staff

Board Room 1

Exit the room using one of the doors at the back of the room. Upon exiting the room, turn **RIGHT**. Follow the corridor to the emergency exit at the end of the hall.

Upon exiting the building, proceed straight ahead through the parking lot to the fence at the end of the lot. Wait there for further instructions.

Board Room 2

Exit the room using one of the doors at the back of the room. (Point) Upon exiting the room, turn **RIGHT**. Follow the corridor to the emergency exit at the end of the hall.

Upon exiting the building, proceed straight ahead through the parking lot to the fence at the end of the lot. Wait there for further instructions.

You may also exit the room using the side door, turn **Right** out the door and make an immediate **Left**. Follow the corridor to the emergency exit at the end of the hall.

Upon exiting the building, proceed straight ahead through the parking lot to the fence at the end of the lot. Wait there for further instructions.

Board Rooms 3 and 4

Exit the room using one of the doors at the back of the room. Upon exiting the room, turn **RIGHT**. Follow the corridor to the emergency exit at the end of the hall.

Upon exiting the building, proceed straight ahead through the parking lot to the fence at the end of the lot. Wait there for further instructions.

Training Room 1

Exit the room using one of the doors at the back of the room. Upon exiting the room, turn **LEFT**. Follow the corridor to the emergency exit at the end of the hall.

Upon exiting the building, proceed straight ahead through the parking lot to the fence at the end of the lot. Wait there for further instructions.

Training Room 2

Exit the room using one of the doors at the back of the room. Upon exiting the doors, turn **LEFT**. Follow the corridor to the emergency exit at the end of the hall.

Upon exiting the building, proceed straight ahead through the parking lot to the fence at the end of the lot. Wait there for further instructions.

DETERMINATION OF QUORUM:

- The Fair Housing Board, consisting of twelve members, adheres to the requirement that a quorum, defined as the minimum number of members necessary to conduct official business, is constituted by seven board members in accordance with [§ 54.1-2344](#).

DRAFT

VIRGINIA FAIR HOUSING BOARD

MINUTES OF MEETING

February 18, 2026

The Fair Housing Board met at the Department of Professional and Occupational Regulation, 9960 Mayland Drive, Richmond, Virginia. The members indicated below were present. All members present were qualified to vote, except where a specific reason for disqualification is stated. There are twelve (12) members on this Board, in which seven (7) constitutes a quorum pursuant to § 54.1-2344.

Board members present for the meeting:

Amanda Buyalos, Chair
Shion Fenty
Barry Moore
Brian Reagan
Stanley Reid
Steven Rivera
Angelo Phillos
Jayan “Jay” Som
John Scott

Board members absent from the meeting:

Stuart “Gray” Gilchrist
Morton “Tracy” Marks, III, Vice-Chair
Angela West

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

Laura McClintock, Agency Director
Stephen Kirschner, LRPD Director
Anika Coleman, Executive Director
Liz Hayes, Fair Housing Director
Donnitria Mosby, Assistant Fair Housing Director
Joseph Haughwout, Regulatory Affair Manager
Jennifer Plummer, Regulatory Operations Administrator
Shaifali Prajapati, Administrative Coordinator

Brittany “Elle” Hinton from the Office of the Attorney General was present.

Buyalos called the meeting to order at 10:03 A.M.

CALL TO ORDER

Coleman reviewed the emergency evacuation procedures.

Emergency Evacuation

Buyalos determined that a quorum was present.

Determination of Quorum

Moore moved to approve the agenda. **Fenty seconded** the motion which was unanimously approved by members: Buyalos, Fenty, Moore, Phillos, Reagan, Reid, Rivera, Som, and Scott.

APPROVAL OF AGENDA

Fenty moved to approve the minutes from the December 03, 2025, Board meeting. **Rivera seconded** the motion which was unanimously approved by members: Buyalos, Fenty, Moore, Phillos, Reagan, Reid, Rivera, Som, and Scott.

APPROVAL OF MINUTES

Introductions were made by Committee and DPOR Staff.

WELCOME AND INTRODUCTIONS

There was no public comment.

PUBLIC COMMENT

Hayes, Fair Housing Administrator, updated the Board on the current investigative case load.

FAIR HOUSING ADMINISTRATOR'S REPORT

In the matter of **Andrea Rustin v. Cathy Miller, Franklin Group Companies, LLC, Jim Walter and Hull Street Senior LP, FHB File Number: 2026-00040**, the Board reviewed the record which consisted of the Final Investigative Report, and Case Analysis. Neither the complainant or respondent attended the Board meeting in person, by counsel, nor by any other qualified representative.

Andrea Rustin v. Cathy Miller, Franklin Group Companies, LLC, Jim Walter and Hull Street Senior LP
FHB File Number: 2026-00040
HUD File Number: 03-25-6265-8

Som moved to find no reasonable cause to believe the respondents discriminated against the complainant by:

- Coercing, intimidating, harassing, or interfering (sexual harassment), based on the Complainant's sex.

Moore seconded the motion which was unanimously approved by members: Buyalos, Fenty, Moore, Phillos, Reagan, Reid, Rivera, Som, and Scott.

In the matter of **Morgan Steele Adler Tickle and Erin Reilly v. Wendell Brown, Bernardo Joseph Guiliano Trust and Jane Partridge Guiliano Trust, FHB File Number: 2024-02456**, the Board reviewed the record which consisted of the Final Investigative Report, and Case Analysis. Neither the complainant or respondent attended the Board meeting in person, by counsel, nor by any other qualified representative.

Morgan Steele Adler Tickle and Erin Reilly v. Wendell Brown, Bernardo Joseph Guiliano Trust and Jane Partridge Guiliano Trust

Som moved to find no reasonable cause to believe the respondents discriminated against the complainant by:

- Imposing discriminatory terms and conditions based on the Complainants' familial status, and;
- By otherwise making housing unavailable based on the Complainants' familial status.

Reagan seconded the motion which was unanimously approved by members: Buyalos, Fenty, Moore, Phillos, Reagan, Reid, Rivera, Som, and Scott.

In the matter of **Shelby Jackson v. Michael Blount and St. Alban's Lofts, LLC**, **FHB File Number: 2023-01317**, **Fenty moved** to approve the conciliation agreement, **seconded by Scott** in which the motion was unanimously approved by members: Buyalos, Fenty, Moore, Reagan, Reid, Rivera, Som, and Scott.

In the matter of **Claire Corbin v. Sweet Briar Institute dba Sweet Briar College** **FHB File Number: 2024-00654**, **Scott moved** to approve the conciliation agreement, **seconded by Fenty** in which the motion was unanimously approved by members: Buyalos, Fenty, Moore, Phillos, Reagan, Reid, Rivera, Som, and Scott.

In the matter of **Dana Wyatt v. Woodie Rental Properties LLC, Woodie Property Management, LLC and Julie Tuck**, **FHB File Number: 2025-01690**, **Reagan moved** to approve the conciliation agreement, **seconded by Scott** in which the motion was unanimously approved by members: Buyalos, Fenty, Moore, Phillos, Reagan, Reid, Rivera, Som, and Scott.

FHB File Number: 2024-02456
HUD File Number: 03-24-4880-8
{Referred to OAG for Official Consultation}

Shelby Jackson v. Michael Blount and St. Alban's Lofts, LLC¹
FHB File Number: 2023-01317
HUD File Number: 03-23-2941-8
{Conciliation: Familial Status}

Claire Corbin v. Sweet Briar Institute dba Sweet Briar College
FHB File Number: 2024-00654
HUD File Number: 03-23-3898-8
{Conciliation: Disability}

Dana Wyatt v. Woodie Rental Properties LLC, Woodie Property Management, LLC and Julie Tuck
FHB File Number: 2025-01690
HUD File Number: N/A
{Conciliation: Source of Funds}

In the matter of **Housing Rights Initiative v. Towers Associates II LLC, Dweck Properties LTD, Bridget Bell, and Sophia Gonzaga, FHB File Number: 2026-00096, Phillos moved** to approve the conciliation agreement, **seconded by Moore** in which the motion was unanimously approved by members: Buyalos, Fenty, Moore, Phillos, Reagan, Reid, Rivera, Som, and Scott.

Housing Rights Initiative v. Towers Associates II LLC, Dweck Properties LTD, Bridget Bell, and Sophia Gonzaga
FHB File Number: 2026-00096
HUD File Number: N/A
{Conciliation: Source of Funds}

Hayes updated the Board on the current Fair Housing Education Committee Report.

EDUCATION

Hinton provided the Board with Litigation Updates from the Office of the Attorney General.

NEW BUSINESS

Litigation Update

Coleman provided the Board with financial updates.

Executive Director's Update

Haughwout informed the Board of the Fair Housing Board Renewal Notifications Amendment. **Scott moved** to approve the Amendment, **seconded by Fenty**, in which the motion was unanimously approved by members: Buyalos, Fenty, Moore, Phillos, Reagan, Reid, Rivera, Som, and Scott.

Fair Housing Board Renewal Notifications Amendment

Buyalos reminded the Board to complete the Conflict-of Interest Statement and Travel Reimbursement Forms.

COMPLETION OF PAPERWORK

There being no further business, the meeting adjourned at 11:57 A.M.

ADJOURN

Amanda Buyalos, Chair

Laura McClintock, Secretary

Board For Fair Housing

Monthly Cash Activity

Starting cash on hand \$ (575,260.76) Starting date Jul 2025 Cash minimum balance alert Cash Below Zero

	Jul 2025	Aug 2025	Sep 2025	Oct 2025	Nov 2025	Dec 2025	Jan 2026	Feb 2026	Mar 2026	Apr 2026	May 2026	Jun 2026	Total
Cash on hand (beginning of	\$ (575,260.76)	\$ (652,554.91)	\$ (769,925.97)	\$ (786,222.64)	\$ (951,709.02)	#####	#####	\$ (784,339.91)	\$ (891,945.86)	\$ (813,944.49)	\$ (866,915.02)	\$ (865,565.02)	

Cash receipts

Cash sales	\$ 2,825.00	\$ 1,225.00	\$ 3,140.00	\$ 2,475.00	\$ 2,525.00	\$ 2,775.00	\$ 15,830.00	\$ (11,270.00)	\$ 2,325.00	\$ 2,700.00	\$ 1,350.00	\$ -	\$ 25,900.00
Returns and allowances	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total cash receipts	\$ 2,825.00	\$ 1,225.00	\$ 3,140.00	\$ 2,475.00	\$ 2,525.00	\$ 2,775.00	\$ 15,830.00	\$ (11,270.00)	\$ 2,325.00	\$ 2,700.00	\$ 1,350.00	\$ -	\$ 25,900.00
Total cash available	\$ (572,435.76)	\$ (651,329.91)	\$ (766,785.97)	\$ (783,747.64)	\$ (949,184.02)	#####	\$ (998,442.20)	\$ (795,609.91)	\$ (889,620.86)	\$ (811,244.49)	\$ (865,565.02)	\$ (865,565.02)	

Cash paid out

Overhead	\$ 3,501.91	\$ 7,604.00	\$ -	\$ 10,163.97	\$ 3,187.20	\$ -	\$ 12,364.65	\$ 6,332.62	\$ 7,253.56	\$ 3,017.13	\$ -	\$ -	\$ 53,425.04
Enforcement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 11,393.22	\$ 5,812.72	\$ -	\$ -	\$ 17,205.94
Board Administration	\$ 2,499.76	\$ 3,778.16	\$ 833.83	\$ 8,432.84	\$ 25,675.45	\$ 2,146.41	\$ (24,311.38)	\$ 15,553.20	\$ 22,705.81	\$ 9,717.92	\$ -	\$ -	\$ 67,032.00
Exams	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Direct Board	\$ 74,218.68	\$ 107,213.90	\$ 18,602.84	\$ 149,364.57	\$ 36,566.69	\$ 287.43	\$ (202,155.56)	\$ 74,450.13	\$ 73,891.99	\$ 37,122.76	\$ -	\$ -	\$ 369,563.43
Cash Transfers	\$ (101.20)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (190,920.95)	\$ -	\$ -	\$ -	\$ (191,022.15)
Total cash paid out	\$ 80,119.15	\$ 118,596.06	\$ 19,436.67	\$ 167,961.38	\$ 65,429.34	\$ 2,433.84	\$ (214,102.29)	\$ 96,335.95	\$ (75,676.37)	\$ 55,670.53	\$ -	\$ -	\$ 316,204.26
Cash on hand (end of month)	\$ (652,554.91)	\$ (769,925.97)	\$ (786,222.64)	\$ (951,709.02)	#####	#####	\$ (784,339.91)	\$ (891,945.86)	\$ (813,944.49)	\$ (866,915.02)	\$ (865,565.02)	\$ (865,565.02)	