

VIRGINIA FAIR HOUSING BOARD

MINUTES OF MEETING

August 26, 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:

Morton “Tracy” Marks, Chair
Shion Fenty, Marks, Vice-Chair
Zain Afzal
Amanda Buyalos
Monica Callahan
James Coleman
Larry Pendleton
Angelo Phillos

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
Davon Jones, Administrative Coordinator

Jacqueline H. Quasius and Palmer T. Heenan from the Office of the Attorney General were 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

Fenty nominated Marks for Chair. **Phillos moved** to elect Marks for Chair, **Fenty seconded** the motion which was unanimously approved by members: Afzal, Callahan, Coleman, Buyalos, Fenty, Marks, Pendleton, and Phillos.

Callahan nominated Fenty for Vice-Chair. **Phillos moved** to elect Marks for Chair, **Callahan seconded** the motion which was unanimously approved by members: Afzal, Callahan, Coleman, Buyalos, Fenty, Marks, Pendleton, and Phillos.

Marks moved to approve the agenda with an amendment to carry out professional development and election of officers. **Phillos seconded** the motion which was unanimously approved by members: Afzal, Callahan, Coleman, Buyalos, Fenty, Marks, Pendleton, and Phillos.

Marks moved to approve the minutes from the February 18, 2026, Board meeting. **Fenty seconded** the motion which was unanimously approved by members: Afzal, Callahan, Coleman, Buyalos, Fenty, Marks, Pendleton, and Phillos.

Introductions were made by Committee and DPOR Staff.

Coleman carried out professional development training for the Board regarding carrying out motions.

There was no public comment.

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

In the matter of **Forrest Gray and Sabrina Gray v. Soo In Lee and Grand Central LLC, FHB File Number: 2026-02252**, 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.

Marks moved to find no reasonable cause to believe the respondents discriminated against the Complainant by:

Refusing to rent, refusing to provide a reasonable accommodation, or offering discriminatory terms and conditions based on the Complainant's disability.

Fenty seconded the motion which was unanimously approved by members: Afzal, Callahan, Coleman, Buyalos, Fenty, Marks, Pendleton, and Phillos.

ELECTION OF OFFICERS

APPROVAL OF AGENDA

APPROVAL OF MINUTES

WELCOME AND INTRODUCTIONS

PROFESSIONAL DEVELOPMENT

PUBLIC COMMENT

FAIR HOUSING ADMINISTRATOR'S REPORT

Forrest Gray and Sabrina Gray v. Soo In Lee and Grand Central LLC
FHB File Number: 2026-02252
HUD File Number: 03-26-6677-8

In the matter of **Ashley Hardy v. Morton Lester and The Lester Corporation**, **FHB File Number: 2022-01614**, 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.

Fenty moved to find reasonable cause to believe the respondents discriminated against the Complainant by:

Making Housing Unavailable, discriminatory Terms, discriminatory statement

Marks seconded the motion which was unanimously approved by members: Afzal, Callahan, Coleman, Buyalos, Fenty, Marks, Pendleton, and Phillos.

In the matter of **Archibald McDowell and Susan Brennan v. Blackbird's Wing, LLC and Christina Boshier**, **FHB File Number: 2026-00061**, the Board reviewed the record which consisted of the Final Investigative Report, and Case Analysis. The following parties of the case spoke before the Board: Christina Boshier – Respondent, Archie McDowell – Complainant, Susan Brennan – Complainant.

Afzal moved to find no reasonable cause to believe the respondents discriminated against the Complainant by:

Refusal to rent/making housing unavailable, discriminatory terms, discriminatory statement, retaliation

Phillos seconded the motion which was unanimously approved by members: Afzal, Callahan, Coleman, Buyalos, Fenty, Marks, Pendleton, and Phillos.

In the matter of **Kevin Smith and Christal Morton v. AMGULF Corporation and Orchard Glen East, Inc.**, **FHB File Number: 2024-01317**, 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.

Marks moved to find reasonable cause to believe the respondents discriminated against the Complainant by:

Refusal to rent or negotiate for the rental of the unit- eviction, termination, or refusal to renew, discriminatory terms and conditions

Ashley Hardy v. Morton Lester and The Lester Corporation

FHB File Number: 2022-01614

HUD File Number: 03-22-0474-8

{Referred to OAG for Official Consultation}

Archibald McDowell and Susan Brennan v.

Blackbird's Wing, LLC and Christina Boshier

FHB File Number: 2026-00061

HUD File Number: 03-25-6071-8

{Referred to OAG for Official Consultation}

Kevin Smith and Christal Morton v. AMGULF

Corporation and Orchard Glen East, Inc.

FHB File Number: 2024-01317

HUD File Number: 03-24-4231-8

{Referred to OAG for Official Consultation}

Fenty seconded the motion which was unanimously approved by members: Afzal, Callahan, Coleman, Buyalos, Fenty, Marks, Pendleton, and Phillos.

In the matter of **Niharika Patel v. UOA Board of Directors of the Henry Condominium and Association Community Management Corporation, FHB File Number: 2024-02732**, the Board reviewed the record which consisted of the Final Investigative Report, and Case Analysis. The following parties of the case spoke before the Board: Niharika Patel – Complainant, Appointment: Karlee Gordon – Representative for Respondent.

Phillos moved to find reasonable cause to believe the respondents discriminated against the Complainant by:

Discriminatory terms, conditions, privileges, or services and facilities; coercion, intimidation, threaten, or interference

Marks seconded the motion which was unanimously approved by members: Afzal, Callahan, Coleman, Buyalos, Fenty, Marks, Pendleton, and Phillos.

In the matter of **The Equal Rights Center v. Valoit LLC, FHB File Number: 2022-02645**, the Board reviewed the record which consisted of the Final Investigative Report, and Case Analysis. The following parties of the case spoke before the Board: Pankaj Varshney – Respondent. **Marks moved** to find reasonable cause to believe the respondents discriminated against the Complainant by:

Discriminatory terms and conditions: assistance animal

Fenty seconded the motion which was unanimously approved by members: Afzal, Callahan, Coleman, Buyalos, Fenty, Marks, Pendleton, and Phillos.

In the matter of **Stephen Quinn v. Imperial Propco, LLC, Lexington Realty International and Alanah Trago, FHB File Number: 2025-01203**, the Board reviewed the record which consisted of the Final Investigative Report, and Case Analysis. The following parties of the case spoke before the Board: Jessica Quinn - Representative for Complainant.

Coleman moved to find reasonable cause to believe the respondents discriminated against the Complainant by:

Discriminatory terms and conditions: reasonable accommodation

Niharika Patel v. UOA Board of Directors of the Henry Condominium and Association Community Management Corporation
FHB File Number: 2024-02732

The Equal Rights Center v. Valoit LLC
FHB File Number: 2022-02645
HUD File Number: 03-24-4564-8
{Referred to OAG for Official Consultation}

Stephen Quinn v. Imperial Propco, LLC, Lexington Realty International and Alanah Trago
FHB File Number: 2025-01203
HUD File Number: 03-25-5464-8
{Referred to OAG for Official Consultation}

Callahan seconded the motion which was unanimously approved by members: Afzal, Callahan, Coleman, Buyalos, Fenty, Marks, Pendleton, and Phillos.

In the matter of **Housing Rights Initiative v. Howard L. Bubel and the Howard L. Bubel and Renate Bubel TRS, FHB File Number: 2026-00466**, Fenty moved to approve the conciliation agreement, **seconded by Marks** in which the motion was unanimously approved by members: Afzal, Callahan, Coleman, Buyalos, Fenty, Marks, Pendleton, and Phillos.

In the matter of **The Equal Rights Center v. Bernstein Bros. LLC dba Bernstein Brothers Management, FHB File Number: 2025-02909**, Fenty moved to approve the conciliation agreement, **seconded by Phillos** in which the motion was unanimously approved by members: Afzal, Callahan, Coleman, Buyalos, Fenty, Marks, Pendleton, and Phillos.

In the matter of **The Equal Rights Center v. Bernstein Bros. LLC dba Bernstein Brothers Management (“Bernstein”), and Caren Barrera, FHB File Number: 2026-00652**, Callahan moved to approve the conciliation agreement, **seconded by Phillos** in which the motion was unanimously approved by members: Afzal, Callahan, Coleman, Buyalos, Fenty, Marks, Pendleton, and Phillos.

In the matter of **Housing Rights Initiative v. 901 N Pollard Street Arlington LLC, Akelius Real Estate Management LLC (“Akelius”), and Karen Pedemonte, FHB File Number: 2026-00300**, Fenty moved to approve the conciliation agreement, **seconded by Callahan** in which the motion was unanimously approved by members: Afzal, Callahan, Coleman, Buyalos, Fenty, Marks, Pendleton, and Phillos

Housing Rights Initiative v. Howard L. Bubel and the Howard L. Bubel and Renate Bubel TRS
FHB File Number: 2026-00466
HUD File Number: N/A
{Conciliation: Source of Funds}

The Equal Rights Center v. Bernstein Bros. LLC dba Bernstein Brothers Management
FHB File Number: 2025-02909
HUD File Number: N/A
{Conciliation: Source of Funds}

The Equal Rights Center v. Bernstein Bros. LLC dba Bernstein Brothers Management (“Bernstein”), and Caren Barrera
FHB File Number: 2026-00652
HUD File Number: N/A
{Conciliation: Source of Funds}

Housing Rights Initiative v. 901 N Pollard Street Arlington LLC, Akelius Real Estate Management LLC (“Akelius”), and Karen Pedemonte
FHB File Number: 2026-00300

In the matter of **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** , FHB File Number: 2026-00301, Callahan moved to approve the conciliation agreement, seconded by Fenty in which the motion was unanimously approved by members: Afzal, Callahan, Coleman, Buyalos, Fenty, Marks, Pendleton, and Phillos

HUD File Number: N/A
{Conciliation: Source of Funds}

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
FHB File Number: 2026-00301
HUD File Number: N/A
{Conciliation: Source of Funds}

In the matter of **Diamond Quarles v. TLG Properties LLC and Theresa M. Sylvester** FHB Number: 2026-02152, Fenty moved to approve the conciliation agreement, seconded by Callahan in which the motion was unanimously approved by members: Afzal, Callahan, Coleman, Buyalos, Fenty, Marks, Pendleton, and Phillos

Diamond Quarles v. TLG Properties LLC and Theresa M. Sylvester
FHB Number: 2026-02152
HUD File Number: 03-26-6661-8
{Conciliation: Source of Funds}

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

EDUCATION

NEW BUSINESS

Quasius and Heenan provided the Board with Litigation Updates from the Office of the Attorney General.

Litigation Update

Haughwout informed the Board to consider adoption of Emergency Amendment/NOIRA regarding SB 803. Marks motioned to adopt the Emergency Amendment/NOIRA for SB 803, seconded by Phillos in which the motion was unanimously approved by members: Afzal, Callahan, Coleman, Buyalos, Fenty, Marks, Pendleton, and Phillos.

Legislative Update

Coleman informed the Board of a Guidance Document developed by DPOR staff for Review of Real Estate Appraiser Board Fair Housing & Bias Training. **Marks** motioned to approve the Guidance Document, **seconded by Coleman** in which the motion was unanimously approved by members: Afzal, Callahan, Coleman, Buyalos, Fenty, Marks, Pendleton, and Phillos.

Coleman provided the Board with the Executive Director's update.

Executive Director's Update

Coleman provided the Board with a reminder of the dates for the upcoming 2026 Board Member Training Conference to be held from October 22-23, 2026.

2026 Board Member Training Conference Update

OTHER BOARD BUSINESS

Board Financial Update

Coleman provided the Board with financial updates.

Hayes informed the Board that the Fair Housing Training will be moved to the next Fair Housing Board Meeting on December 02, 2026.

FAIR HOUSING TRAINING

Marks 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 12:29 P.M.

ADJOURN

Morton "Tracy" Marks, Chair

Laura McClintock, Secretary