

VIRGINIA FAIR HOUSING BOARD

MINUTES OF MEETING

March 1, 2017

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:

Andrew Reisinger, Vice-Chair
Larry Murphy
Myra Howard
Stephen Northup
Valerie L.T. Roth
Erica Woods-Warrior, Ed.D.
John Crouse
Rosemary Wilson
Robert Schaberg

The following Board members were absent: Jim Ginnell, Chair
Linda Melton

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

Jay DeBoer, Director
Christine Martine, Executive Director
James Chapman, Board Administrator
Jeffrey Williams, Board Administrator
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
Loraine Schroeder, Fair Housing Investigator

Tom Payne, Assistant Attorney General with the Office of the Attorney General, was present.

Mr. Reisinger called the meeting to order at 10:03 A.M. **Call to Order**

A motion was made by Dr. Woods-Warrior and seconded by Mr. Murphy to approve the Agenda. The motion passed **Agenda**

unanimously. Members voting "Yes" were: Crouse, Howard, Murphy, Northup, Reisinger, Roth, Schaberg, Wilson and Woods-Warrior.

A motion was made by Dr. Woods-Warrior and seconded by Mr. Murphy to approve the December 7, 2016, Fair Housing Board Meeting minutes. The motion passed unanimously. Members voting "Yes" were: Crouse, Howard, Murphy, Northup, Reisinger, Roth, Schaberg, Wilson and Woods-Warrior.

There was no public comment.

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

In the matter of **FHB File Number 2016-02650, Richard Beckner v. Patricia Bettis and Shenandoah Fellowship Foundation**, the Board took no action as the case was re-activated by HUD.

In the matter of **FHB File Number 2017-00673 Maria Isabel Dominguez v. Fairfax County Department of Housing and Community Development**, the Board reviewed the record which consisted of the Final Investigative Report and Case Analysis. Sarah Townes, attorney for the respondent, was present and addressed the Board. A motion was made by Ms. Wilson and seconded by Mr. Schaberg to find no reasonable cause that the respondents discriminated against the complainant by failing to make a reasonable accommodation and by refusing to rent based on disability. The motion passed unanimously. Members voting "Yes" were: Crouse, Howard, Murphy, Northup, Reisinger, Roth, Schaberg, Wilson and Woods-Warrior.

In the matter of **FHB File Number 2016-00391, Judith Greenlee v. King Properties Inc. and Hermitage Manor, LLC**, 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. David H. Solodar, attorney for the respondents, was present and addressed the Board. A motion was made by Mr. Northup and seconded by Ms. Wilson to find

Minutes

Public Comment

Fair Housing Administrator's Report

FHB File Number 2016- 02650, Richard Beckner v. Patricia Bettis and Shenandoah Fellowship Foundation

FHB File Number 2017- 00673 Maria Isabel Dominguez v. Fairfax County Department of Housing and Community Development

FHB File Number 2016- 00391, Judith Greenlee v. King Properties Inc. and Hermitage Manor, LLC

reasonable cause the respondents discriminated against the complainant by refusing to make a reasonable accommodation for fully accessible parking and non-renewal of lease based on disability. The motion passed by majority vote. Members voting "Yes" were: Crouse, Howard, Murphy, Northup, Roth, Wilson and Woods-Warrior. Member voting "No" was Reisinger. Schaberg abstained from voting in the matter.

A motion was made by Ms. Roth and seconded by Mr. Northup to find reasonable cause the respondents discriminated against the complainant by refusing to permit a reasonable modification for disabled parking based upon disability. The motion passed unanimously. Members voting "Yes" were: Crouse, Howard, Murphy, Northup, Reisinger, Roth, Wilson and Woods-Warrior. Schaberg abstained from voting in the matter.

In the matter of **FHB File Number 2017-00478, Gertrude Quinn and John Quinn v. Sarah Colley, Coal Tower Associates LLC, and MCO Management, Inc.**, the Board reviewed the record which consisted of the Final Investigative Report and Case Analysis. A motion was made by Ms. Wilson and seconded by Mr. Crouse to find no reasonable cause the respondents discriminated against the complainants by refusing to rent based on disability and elderliness. The motion passed unanimously. Members voting "Yes" were: Crouse, Howard, Murphy, Northup, Reisinger, Roth, Schaberg, Wilson and Woods-Warrior.

FHB File Number 2017-00478, Gertrude Quinn and John Quinn v. Sarah Colley, Coal Tower Associates LLC, and MCO Management, Inc.

In the matter of **FHB File Number 2016-01808, Alease and Russell Parson v. EVB, Mary Ann Turner and Jim Bartoo**, the Board reviewed the record which consisted of the Final Investigative Report and Case Analysis. A motion was made by Mr. Crouse and seconded by Ms. Wilson to find no reasonable cause the respondents discriminated against the complainants by making discriminatory loan transactions based on race. The motion passed unanimously. Members voting "Yes" were: Crouse, Howard, Murphy, Northup, Reisinger, Roth, Schaberg, Wilson and Woods-Warrior.

FHB File Number 2016-01808, Alease and Russell Parson v. EVB, Mary Ann Turner and Jim Bartoo

In the matter of **FHB File Number 2016-01341, Danielle Mercado v. Tiffany Limpert, Harry Willard and Willard Properties of Norfolk, LLC**, the Board reviewed

FHB File Number 2016-01341, Danielle Mercado v. Tiffany Limpert, Harry

the record which consisted of the Final Investigative Report and Case Analysis. A motion was made by Ms. Wilson and seconded by Dr. Woods-Warrior to find no reasonable cause the respondents discriminated against the complainants in terms and conditions and refusal to rent based on familial status. The motion passed by majority vote. Members voting "Yes" were: Crouse, Howard, Northup, Reisinger, Roth, Schaberg, Wilson and Woods-Warrior. Member voting "No" was Murphy.

**Willard and Willard
Properties of Norfolk,
LLC**

In the matter of **FHB File Number 2016-03216, Deborah Zellars v. Silverwood Management, Inc., Ramone Perez, Joanne Vicente and Patrick Henry 110 LLC**, the Board reviewed the record which consisted of the Final Investigative Report, Case Analysis and supplemental Final Investigative Report. A motion was made by Mr. Northup and seconded by Ms. Wilson to find no reasonable cause the respondents discriminated against the complainants in terms and conditions based on race. The motion passed unanimously. Members voting "Yes" were: Crouse, Howard, Murphy, Northup, Reisinger, Roth, Schaberg, Wilson and Woods-Warrior.

**FHB File Number 2016-
03216, Deborah Zellars v.
Silverwood Management,
Inc., Ramone Perez,
Joanne Vicente and
Patrick Henry 110 LLC**

In the matter of **FHB File Number 2016-02960, Reneea Dunkley v. Town Center Apartments, LP, Kettler Management Company and Whitney Merchant**, the Board reviewed the record which consisted of the Final Investigative Report, Case Analysis and Supplement Final Investigative Report. A motion was made by Ms. Howard and seconded by Mr. Murphy to defer the case to obtain additional information. The motion passed unanimously. Members voting "Yes" were: Crouse, Howard, Murphy, Northup, Reisinger, Roth, Schaberg, Wilson and Woods-Warrior.

**FHB File Number 2016-
02960, Reneea Dunkley v.
Town Center Apartments,
LP, Kettler Management
Company and Whitney
Merchant**

In the matter of **FHB File Number 2016-02548, Carol Spencer v. Jewels Properties LLC, Thomas O'Kelly and Channa Johnson**, a motion was made by Ms. Howard and seconded by Mr. Schaberg to approve the terms of the conciliation agreement as agreed to by the parties. The motion passed unanimously. Members voting "Yes" were: Crouse, Howard, Murphy, Northup, Reisinger, Roth, Schaberg, Wilson and Woods-Warrior.

**FHB File Number 2016-
02548, Carol Spencer v.
Jewels Properties LLC,
Thomas O'Kelly and
Channa Johnson**

In the matter of **FHB File Number 2016-00326, Mabel**

FHB File Number 2016-

Nelson v. AIMCO Foxchase, LP, a motion was made by Ms. Howard and seconded by Mr. Schaberg to approve the terms of the conciliation agreement as agreed to by the parties. The motion passed unanimously. Members voting "Yes" were: Crouse, Howard, Murphy, Northup, Reisinger, Roth, Schaberg, Wilson and Woods-Warrior.

00326, Mabel Nelson v. AIMCO Foxchase, LP

In the matter of **FHB File Number 2017-00641, Carina Tatelman v. Jodie D. Strum and 522 W. Clay Street, LLC**, a motion was made by Ms. Howard and seconded by Mr. Schaberg to approve the terms of the conciliation agreement as agreed to by the parties. The motion passed unanimously. Members voting "Yes" were: Crouse, Howard, Murphy, Northup, Reisinger, Roth, Schaberg, Wilson and Woods-Warrior.

FHB File Number 2017-00641, Carina Tatelman v. Jodie D. Strum and 522 W. Clay Street, LLC

In the matter of **FHB File Number 2017-00568, Mary Marple v. Barbara Caldwell and J. C. Caldwell, Jr.**, a motion was made by Ms. Howard and seconded by Mr. Schaberg to approve the terms of the conciliation agreement as agreed to by the parties. The motion passed unanimously. Members voting "Yes" were: Crouse, Howard, Murphy, Northup, Reisinger, Roth, Schaberg, Wilson and Woods-Warrior.

FHB File Number 2017-00568, Mary Marple v. Barbara Caldwell and J. C. Caldwell, Jr.

Jeff Williams, Board Administrator, presented the March 1, 2017, Fair Housing Education Committee report to the Board. A motion was made by Mr. Reisinger and seconded by Mr. Crouse to approve the March 1, 2017, Fair Housing Education Committee report to approve two courses and one instructor. The motion passed unanimously. Members voting "Yes" were: Crouse, Howard, Murphy, Northup, Reisinger, Roth, Schaberg, Wilson and Woods-Warrior.

Administrative Issues

A motion was made by Ms. Roth and seconded by Ms. Howard to accept the Guidance Document regarding Reasonable Accommodation Requests for Assistance Animals as presented to the Board. The motion passed unanimously. Members voting "Yes" were: Crouse, Howard, Murphy, Northup, Reisinger, Roth, Schaberg, Wilson and Woods-Warrior.

Ms. Martine opened the floor for nominations for the positions of Chair and Vice-Chair of the Fair Housing Board. Larry Murphy nominated Andrew Reisinger for the

Election of Officers

position of Chair. A motion was made by Mr. Schaberg and seconded by Mr. Crouse to close the nominations. The motion passed unanimously. Members voting "Yes" were: Crouse, Howard, Murphy, Northup, Reisinger, Roth, Schaberg, Wilson and Woods-Warrior. With no other nominations, Andrew Reisinger was named Chair by acclamation.

Myra Howard nominated herself for the position of Vice-Chair. A motion was made by Ms. Howard and seconded by Ms. Wilson to close the nominations. The motion passed unanimously. Members voting "Yes" were: Crouse, Howard, Murphy, Northup, Reisinger, Roth, Schaberg, Wilson and Woods-Warrior. With no other nominations, Myra Howard was named Vice-Chair by acclamation.

Liz Hayes advised the Board of the 45th Anniversary of the Virginia Fair Housing Law and celebration events on April 6, 2017 and April 7, 2017. No action was taken by the Board.

Old Business

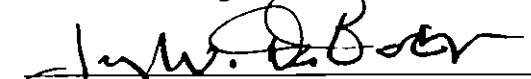
Tom Payne gave the Board a litigation update.

New Business

The Board adjourned at 11:10 A.M.



Andrew Reisinger, Chair



Jay DeBoer, Secretary

STATE AND LOCAL GOVERNMENT
CONFLICT OF INTERESTS ACT

TRANSACTIONAL DISCLOSURE STATEMENT
for Officers and Employees of State Government

1. Name: Valerie L. T. Roth
(Name of Board Member)
2. Title: Board Member
3. Agency: Fair Housing Board
(Name of Board)
4. Meeting/IFF Date: March 1, 2017
(Date)

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

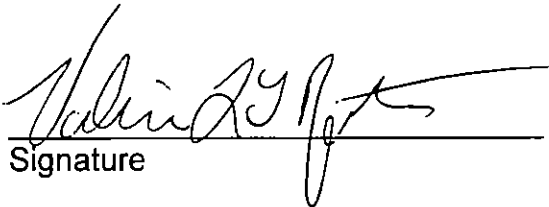
(Agenda Item)

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

3/1/17

Date

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

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

1. Name: Erica Woods-Warrior
(Name of Board Member)
2. Title: Board Member
3. Agency: Fair Housing Board
(Name of Board)
4. Meeting/IFF Date: March 1, 2017
(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:

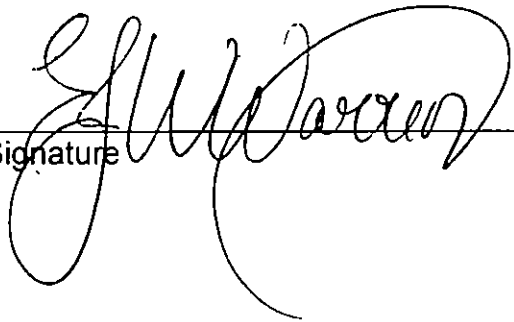
I am able to participate in this transaction fairly, objectively, and in the public interest.

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

3.1.17.

**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: March 1, 2017
(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

3-1-17
Date

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

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

1. Name: Stephen A. Northup
(Name of Board Member)
2. Title: Board Member
3. Agency: Fair Housing Board
(Name of Board)
4. Meeting/IFF Date: March 1, 2017
(Date)

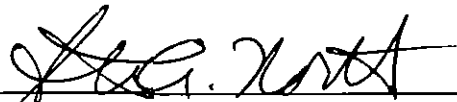
5. I have a personal interest in the following transaction:

(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

3/1/2017
Date

STATE AND LOCAL GOVERNMENT
CONFLICT OF INTERESTS ACT

TRANSACTIONAL DISCLOSURE STATEMENT
for Officers and Employees of State Government

1. Name: John H. Crouse
(Name of Board Member)
2. Title: Board Member
3. Agency: Fair Housing Board
(Name of Board)
4. Meeting/IFF Date: March 1, 2017
(Date)
5. I have a ^{professional} ~~personal~~ interest in the following transaction:
Ketter Management (#8)
(Agenda Item)

Nature of Personal Interest Affected by Transaction: _____
past client from 8 years ago

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

CMS Architects (Former Firm)

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]
Signature

3-1-17
Date

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

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

1. Name: Robert W. Schaberg
(Name of Board Member)
2. Title: Board Member
3. Agency: Fair Housing Board
(Name of Board)
4. Meeting/IFF Date: March 1, 2017
(Date)

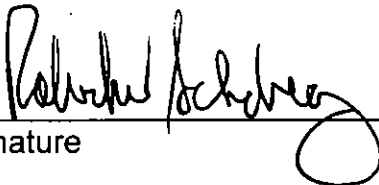
5. I have a personal interest in the following transaction:

(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

3/1/17
Date

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

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

1. Name: Rosemary Wilson
(Name of Board Member)
2. Title: Board Member
3. Agency: Fair Housing Board
(Name of Board)
4. Meeting/IFF Date: March 1, 2017
(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.

Rosemary Wilson
Signature

3/1/17
Date

**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: March 1, 2017
(Date)

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

_____ (Agenda Item)

Nature of Personal Interest Affected by Transaction: _____

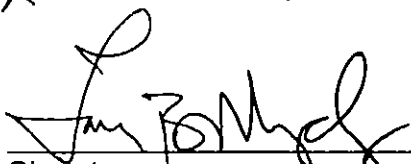
I declare that I am a member of the following business, profession, occupation or group, the members of which are affected by the transaction:

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

3/1/17
Date

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

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

1. Name: Andrew Reisinger
(Name of Board Member)
2. Title: Board Member
3. Agency: Fair Housing Board
(Name of Board)
4. Meeting/IFF Date: March 1, 2017
(Date)

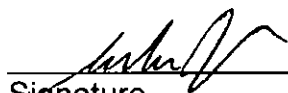
5. I have a personal interest in the following transaction:

(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

3-1-17

Date