

VIRGINIA FAIR HOUSING BOARD

MINUTES OF MEETING

June 5, 2024

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:

Scott Astrada, Chair  
Amanda Buyalos, Vice-Chair  
Shion Fenty  
Stuart Gilchrist  
Dean Lynch  
Morton “Tracy” Marks, III  
Angelo Phillos  
Steven Rivera  
John Scott

Board members absent from the meeting:

Owen R. Morgan  
Angela West  
Rachel Wright

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

Brian Wolford, Chief Deputy Director  
Stephen Kirschner, LRPD Deputy Director  
Tom Payne, CID Deputy Director  
Anika Coleman, Executive Director  
Lizbeth Hayes, Fair Housing Administrator  
Breanne Lindsey, Regulatory Operations Administrator  
Donnitria Mosby, Fair Housing Investigator  
Rachel Harris, Administrative Coordinator  
Mia Quimpo, Licensing Specialist

Todd Shockley from the Office of the Attorney General was present.

Mr. Astrada called the meeting to order at 10:09 A.M.

**CALL TO ORDER**

Ms. Coleman reviewed the emergency evacuation procedures.

**EMERGENCY  
EGRESS**

Mr. Astrada determined that a quorum was present.

**DETERMINATION  
OF QUORUM**

Mr. Lynch moved to approve the agenda. Ms. Fenty seconded the motion which was unanimously approved by members: Astrada, Buyalos, Fenty, Gilchrist, Lynch, Marks, Phillos, Rivera, and Scott.

**APPROVAL OF  
AGENDA**

Mr. Marks moved to approve the minutes from the February 21, 2024, Board meeting. Ms. Buyalos seconded the motion which was unanimously approved by members: Astrada, Buyalos, Fenty, Gilchrist, Lynch, Marks, Phillos, Rivera, and Scott.

**APPROVAL OF  
MINUTES**

Mr. Lynch moved to approve the minutes from the April 8, 2024, Regulatory Review Committee meeting. Mr. Marks seconded the motion which was unanimously approved by

members: Astrada, Buyalos, Fenty, Gilchrist, Lynch, Marks, Phillos, Rivera, and Scott.

Mr. Astrada welcomed staff and guests of the audience. Ms. Coleman introduced Board staff to the Board members.

**WELCOME AND INTRODUCTIONS**

Board members considered the following resolutions for Myra Howard, Christine Martine, and Emily Trent.

**RESOLUTIONS**

**Myra Howard**

WHEREAS, **Myra Howard** did faithfully and diligently serve the Fair Housing Board, and the Department of Professional and Occupational Regulation from 2014 to 2024;

WHEREAS, **Myra Howard**, did devote generously of her time, talent and leadership to the Board;

WHEREAS, **Myra Howard**, did endeavor at all times to render decisions with fairness and good judgement in the best interest of the citizens of the Commonwealth and these professions; and

WHEREAS, the Fair Housing Board wishes to acknowledge its gratitude for devoted service of a person who is held in high esteem by the members of the Board and the citizens of the Commonwealth;

NOW THEREFORE BE IT RESOLVED, by the Fair Housing Board this fifth day of June 2024, that **Myra Howard** be given all honors and respect due her for her outstanding service to this Board and the Commonwealth and its citizens; and

BE IT FURTHER RESOLVED, that this Resolution be presented to her and be made a part of the official minutes of the Board so that all may know of the high regard in which she is held by this Board.

**Christine Martine**

WHEREAS, **Christine Martine** did faithfully and diligently serve the Fair Housing Board, and the Department of Professional and Occupational Regulation from 2001 to 2023;

WHEREAS, **Christine Martine**, did devote generously of her time, talent and leadership to the Board;

WHEREAS, **Christine Martine**, did endeavor at all times to render decisions with fairness and good judgement in the best interest of the citizens of the Commonwealth and

these professions; and

WHEREAS, the Fair Housing Board wishes to acknowledge its gratitude for devoted service of a person who is held in high esteem by the members of the Board and the citizens of the Commonwealth;

NOW THEREFORE BE IT RESOLVED, by the Fair Housing Board this fifth day of June 2024, that **Christine Martine** be given all honors and respect due her for her outstanding service to this Board and the Commonwealth and its citizens; and

BE IT FURTHER RESOLVED, that this Resolution be presented to her and be made a part of the official minutes of the Board so that all may know of the high regard in which she is held by this Board.

**Emily Trent**

WHEREAS, **Emily Trent** did faithfully and diligently serve the Fair Housing Board, and the Department of Professional and Occupational Regulation from 2007 to 2023;

WHEREAS, **Emily Trent**, did devote generously of her time, talent and leadership to the Board;

WHEREAS, **Emily Trent**, did endeavor at all times to render decisions with fairness and good judgement in the best interest of the citizens of the Commonwealth and these professions; and

WHEREAS, the Fair Housing Board wishes to acknowledge its gratitude for devoted service of a person who is held in high esteem by the members of the Board and the citizens of the Commonwealth;

NOW THEREFORE BE IT RESOLVED, by the Fair Housing Board this fifth day of June 2024, that **Emily Trent** be given all honors and respect due her for her outstanding service to this Board and the Commonwealth and its citizens; and

BE IT FURTHER RESOLVED, that this Resolution be presented to her and be made a part of the official minutes of the Board so that all may know of the high regard in which she is held by this Board.

Mr. Lynch moved to adopt the resolutions as written.. Ms. Buyalos seconded the motion which was unanimously approved by members: Astrada, Buyalos, Fenty, Gilchrist, Lynch, Marks, Phillos, Rivera, and Scott.

There were no members of the public present to address the Board.

**PUBLIC COMMENT**

Lizbeth Hayes, Fair Housing Administrator, updated the Board on the current investigative

**FAIR HOUSING**

case load.

In the matter of **Melissa Kelly v. Catholic Charities, Diocese of Arlington, FHB File Number: 2021-02594**, the Board reviewed the record which consisted of the Final Investigative Report, and Case Analysis. Dawn Boyce, attorney for the respondent, was present and addressed the Board. A motion was made by Mr. Lynch to find no reasonable cause to believe the respondent discriminated against the complainant by imposing discriminatory terms and conditions, refusing to make a reasonable accommodation, or by otherwise making housing unavailable based on the complainant's disability. Mr. Marks seconded the motion which was unanimously approved by members: Astrada, Buyalos, Fenty, Gilchrist, Lynch, Marks, Phillos, Rivera, and Scott.

In the matter of **Eric Jones and Rosa Michelle Jones v. Allen Darden, FHB File Number: 2024-01048**, the Board reviewed the record which consisted of the Final Investigative Report, and Case Analysis. Eric Jones and Rosa Michelle Jones were present and addressed the Board. A motion was made by Mr. Lynch to find no reasonable cause to believe the respondent discriminated against the complainants by engaging in coercion, intimidation, or harassment based on the complainants' race (Black). Mr. Gilchrist seconded the motion which was unanimously approved by members: Astrada, Buyalos, Fenty, Gilchrist, Lynch, Marks, Phillos, Rivera, and Scott.

In the matter of **Victoria Gaskin v. Chesterfield County Department of Social Services and Virginia Housing, FHB File Number: 2020-02734**, the Board reviewed the record which consisted of the Final Investigative Report, Case Analysis, and Official Consultation Memorandum from the Office of Attorney General. Alicia Penn, attorney for the respondent, was present and addressed the Board. A motion was made by Mr. Lynch finding the evidence is legally insufficient. Mr. Marks seconded the motion which was unanimously approved by members: Astrada, Buyalos, Fenty, Gilchrist, Lynch, Marks, Phillos, Rivera, and Scott.

In the matter of **Haley Corbin and Courtney Segretto v. Walter Muzo, FHB File Number: 2020-02409**, the Board reviewed the record which consisted of the Final Investigative Report, Case Analysis, and Official Memorandum from the Office of Attorney General. Walter Muzo and Heather R. Steele, attorney for the respondent, were present and addressed the Board.

At 10:55 A.M., Mr. Marks moved 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 were in attendance to reasonably aid the consideration of the topic: Todd Shockley, Brian Wolford, Steve Kirschner, Tom Payne, Anika Coleman, and Lizbeth Hayes.

Mr. Lynch seconded the motion which was unanimously approved by members: Astrada, Buyalos, Fenty, Gilchrist, Lynch, Marks, Phillos, Rivera, and Scott.

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

**ADMINISTRATOR'S REPORT**

**Melissa Kelly v. Catholic Charities, Diocese of Arlington FHB File Number: 2021-02594 HUD File Number: 03-21-8608-8**

**Eric Jones and Rosa Michelle Jones v. Allen Darden FHB File Number: 2024-01048 HUD File Number: 03-24-4381-8**

**Victoria Gaskin v. Chesterfield County Department of Social Services and Virginia Housing FHB File Number: 2020-02734 HUD File Number: 03-20-5558-8**

**Haley Corbin and Courtney Segretto v. Walter Muzo FHB File Number: 2020-02409 HUD File Number: 03-20-5136-8**  
**Closed Session**

**Haley Corbin and Courtney Segretto v. Walter Muzo**  
**FHB File Number: 2020-02409**  
**HUD File Number: 03-20-5136-8**

At 11:10 A.M., the Board members agreed by consensus to adjourn the closed meeting and reconvene in an open meeting.

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 of Closed Meeting**

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 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: 9-0

AYES: Astrada, Buyalos, Fenty, Gilchrist, Lynch, Marks, Phillos, Rivera, and Scott.

NAYS: None.

ABSENT DURING THE VOTE: None.

ABSENT DURING THE MEETING: Owen Morgan, Angela West, and Rachel Wright

Upon reconvening in an open session, a motion was made by Ms. Buyalos to find reasonable cause to believe the Respondent discriminated against the Complainants by offering them discriminatory terms and conditions, refusing to rent or otherwise making housing unavailable, failure to make reasonable accommodation, retaliating against them, and making a discriminatory statement to them based on complainant Corbin's disability.

**Reconvene in Open Session**

Mr. Marks seconded the motion which was unanimously approved by members: Astrada, Buyalos, Fenty, Gilchrist, Lynch, Marks, Phillos, Rivera, and Scott.

In the matter of **Diamond, Alicia v. Elderspirit Development Corporation, FHB File Number 2021-01726**, the Board reviewed the record which consisted of the Final Investigative Report, and Case Analysis. Neither the complainant or respondents attended the Board meeting in person, by counsel nor by any other qualified representative. A motion was made by Mr. Gilchrist to find no reasonable cause to believe the respondents discriminated against the complainant by denying reasonable accommodation requests, imposing different terms, conditions, or privileges, otherwise making housing unavailable to her, or by retaliating or otherwise interfering with the Complainant's enjoyment of rights because of her disability, race, or color. Mr. Phillos seconded the motion which was unanimously approved by members:

**Diamond, Alicia v. Elderspirit Development Corporation FHB File Number: 2021-01726, HUD File Number: 03-21-7719-8**

Astrada, Buyalos, Fenty, Gilchrist, Lynch, Marks, Phillos, Rivera, and Scott.

In the matter of **Lenoux Chiles v. Cambridge Management Inc., SF Reflections LLC., and Tawanna Simms**, FHB File Number: 2024-00823, the Board reviewed the record which consisted of the Final Investigative Report, and Case Analysis. Neither the complainant or respondents attended the Board meeting in person, by counsel nor by any other qualified representative. A motion was made by Ms. Buyalos to find no reasonable cause to believe the respondents discriminated against the complainant in the terms and conditions of a rental or by making discriminatory statements based on the complainant's source of funds (housing choice voucher). Mr. Lynch seconded the motion which was unanimously approved by members: Astrada, Buyalos, Fenty, Gilchrist, Lynch, Marks, Phillos, Rivera, and Scott.

**Lenoux Chiles v. Cambridge Management Inc., SF Reflections LLC., and Tawanna Simms, FHB File Number: 2024-00823 HUD File Number: Not Eligible**

In the matter of **James Crumpler Jr. v. Moorefield Station West Homeowners Association**, FHB File Number: 2024-00655, the Board reviewed the record which consisted of the Final Investigative Report, and Case Analysis. Neither the complainant or respondents attended the Board meeting in person, by counsel nor by any other qualified representative. A motion was made by Mr. Scott to find no reasonable cause to believe the respondent discriminated against the complainant by failing to make a reasonable accommodation based on the complainant's disability. Ms. Buyalos seconded the motion which was unanimously approved by members: Astrada, Buyalos, Fenty, Gilchrist, Lynch, Marks, Phillos, Rivera, and Scott.

**James Crumpler Jr. v. Moorefield Station West Homeowners Association, FHB File Number: 2024-00655 HUD File Number: 03-24-4536-8**

In the matter of **Willie McLucas v. Grace Street Limited Partnership, Beacon Residential Management LP, Lori Benton, and Nichole Wright**, FHB File Number 2024-00769, the Board reviewed the record which consisted of the Final Investigative Report, and Case Analysis. Neither the complainant or respondents attended the Board meeting in person, by counsel nor by any other qualified representative. A motion was made by Ms. Buyalos to find no reasonable cause to believe the respondents discriminated against the complainant by failing to make a reasonable accommodation or by imposing discriminatory terms and conditions based on the complainant's disability. Ms. Fenty seconded the motion which was unanimously approved by members: Astrada, Buyalos, Fenty, Gilchrist, Lynch, Marks, Phillos, Rivera, and Scott.

**Willie McLucas v. Grace Street Limited Partnership, Beacon Residential Management LP, Lori Benton, and Nichole Wright, FHB File Number: 2024-00769 HUD File Number: 03-23-3925-8**

In the matter of **Alexandra Sloan v. CMG Leasing Inc**, FHB File Number 2024-00454, the Board reviewed the record which consisted of the Final Investigative Report, and Case Analysis. Neither the complainant or respondents attended the Board meeting in person, by counsel nor by any other qualified representative. A motion was made by Mr. Gilchrist to find no reasonable cause to believe the respondents discriminated against the complainant by failing to make a reasonable accommodation or by imposing discriminatory terms and conditions based on the complainant's disability. Ms. Buyalos seconded the motion which was unanimously approved by members: Astrada, Buyalos, Fenty, Gilchrist, Lynch, Marks, Phillos, Rivera, and Scott.

**Alexandra Sloan v. CMG Leasing Inc., FHB File Number: 2024-00454 HUD File Number: 03-23-3823-8**

A motion was made by Mr. Scott to take FHB File Number: 2023-01359 and FHB File Number: 2020-01149 as a block vote.

**BLOCK VOTE OF CONCILIATION AGREEMENTS**

Mr. Lynch seconded the motion which was unanimously approved by members: Astrada, Buyalos, Fenty, Gilchrist, Lynch, Marks, Phillos, Rivera, and Scott.

In the matter of **Equal Rights Center v. Heartland Manassas Limited Partnership and Heartland Realty Investors, Inc. FHB File Number: 2023-01359**, a motion was made by Mr. Scott to approve the conciliation agreement as agreed to by the parties. Mr. Lynch seconded the motion which was unanimously approved by members: Astrada, Buyalos, Fenty, Gilchrist, Lynch, Marks, Phillos, Rivera, and Scott.

**Equal Rights Center v. Heartland Manassas Limited Partnership and Heartland Realty Investors, Inc. FHB File Number: 2023-01359 HUD File Number: Not Eligible**

In the matter of **Linda Jackson v Jackie Ray Atkinson, Jr. and Jennifer K. Atkinson FHB File Number: 2020-01149**, a motion was made by Mr. Scott to approve the conciliation agreement as agreed to by the parties. Mr. Lynch seconded the motion which was unanimously approved by members: Astrada, Buyalos, Fenty, Gilchrist, Lynch, Marks, Phillos, Rivera, and Scott.

**Linda Jackson v Jackie Ray Atkinson, Jr. and Jennifer K. Atkinson FHB File Number: 2020-01149 HUD File Number: 03-19-3720**

**END OF BLOCK VOTE**

Mr. Shockley provided the Board with the litigation update.

**Litigation Summary**

Ms. Coleman provided the Board with an update on the Fair Housing Certification Regulations' current stage within the regulatory process. Ms. Coleman informed the Board that the Notice of Intended Regulatory Action (NOIRA) was filed on April 12, 2024, and the regulations are under review with the Governor's Office.

**Regulatory Update**

Ms. Coleman provided a report from the June 5, 2024, Fair Housing Education Committee meeting. The Board by consensus adopted the June 5, 2024, Fair Housing Education Committee meeting report.

**Education Committee Report**

The Board reviewed the financial statement. There was no action taken by the Board.

**Board Financial Statement**

Ms. Coleman informed the Board that the Board Member Training Conference will take place October 10-11, 2024.

**Board Member Training Conference**

Mr. Astrada reminded the Board members to complete and sign the conflict-of-interest forms and travel vouchers.

**Completion of Paperwork**

The Board adjourned at 11:24 A.M.

**ADJOURN**

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Scott Astrada, Chair

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Kishore S. Thota, Secretary

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