

VIRGINIA FAIR HOUSING BOARD

MINUTES OF MEETING

September 22, 2016

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  
Robert Schaberg  
Myra Howard  
Linda Melton  
Stephen Northup  
Rosemary Wilson (arrived at 10:03 A.M.)  
John Crouse

The following Board members were absent:            Jim Ginnell, Chair  
   Valerie L.T. Roth  
   Erica Woods-Warrior, Ed.D.

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

Jay DeBoer, Director  
Christine Martine, Executive Director  
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  
Donnitria Whitfield, Fair Housing Investigator  
Lorraine 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 10:01 A.M.            **Call to Order**

A motion was made by Ms. Melton and seconded by Mr. **Agenda**  
Murphy to approve the Agenda. The motion passed

unanimously. Members voting "Yes" were: Crouse, Howard, Melton, Murphy, Northup, Reisinger and Schaberg.

Board Member Rosemary Wilson arrived at 10:03 A.M.

**Arrival of Board Member**

A motion was made by Ms. Howard and seconded by Ms. Melton to approve the June 8, 2016, Fair Housing Board Meeting minutes. The motion passed unanimously. Members voting "Yes" were: Crouse, Howard, Melton, Murphy, Northup, Reisinger, Schaberg and Wilson.

**Minutes**

Morgan Barker, H.O.M.E. representative, addressed the Board and staff inviting them to visit an exhibit at the Valentine Museum entitled "Excluded Communities."

**Public Comment**

Deanda Shelton updated the Board on the current investigative case load.

**Fair Housing  
Administrator's Report**

In the matter of **FHB File Number 2016-01221, Cornelia Toribio v. Woodbridge Station Apartments LLC, Foulger-Pratt Residential LLC, and Nicole St. Amand**, the Board reviewed the record which consisted of the Final Investigative Report and Case Analysis. Joon Hwang, attorney for Woodbridge Station Apartments, LLC, respondent, was present and addressed the Board. A motion was made by Mr. Crouse and seconded by Ms. Wilson to find no reasonable cause. The motion passed unanimously. Members voting "Yes" were: Crouse, Howard, Melton, Murphy, Northup, Reisinger, Schaberg and Wilson.

**FHB File Number 2016-01221, Cornelia Toribio v. Woodbridge Station Apartments LLC, Foulger-Pratt Residential LLC, and Nicole St. Amand**

In the matter of **FHB File Number 2016-01974, Pamela Boyce-Simmsdifo v. EcoVillage Holdings, Inc., Joanie Freeman and David Redding**, the Board reviewed the record which consisted of the Final Investigative Report and Case Analysis. Joanie Freeman, respondent, was present and addressed the Board. A motion was made by Mr. Reisinger and seconded by Mr. Schaberg to find no reasonable cause. The motion passed by majority vote. Members voting "Yes" were: Crouse, Howard, Melton, Northup, Reisinger, Schaberg and Wilson. Member voting "No" was Murphy.

**FHB File Number 2016-01974, Pamela Boyce-Simmsdifo v. EcoVillage Holdings, Inc., Joanie Freeman and David Redding**

In the matter of **FHB File Number 2015-01648, Donyll Smith v. The Four Winds Club, Inc., The Four Winds Club, Inc. Board of Directors and David Rhondell Rutland**, the Board reviewed the record which consisted of the Final Investigative Report, Case Analysis and Recommendation and Official Consultation Memorandum from the Office of the Attorney General. Ms. Donyll Smith, complainant, was present and addressed the Board. A motion was made by Mr. Northup and seconded by Ms. Melton to find reasonable cause the respondents discriminated against the complainant by refusing to sell Lot #19 to the complainant based upon race and familial status and engaging in discriminatory terms and conditions based upon race and familial status and find no reasonable cause the respondents discriminated against the complainant by retaliating against the complainant or harassing her for filing a Fair Housing complaint. Also, the Board finds reasonable cause against respondent Mr. Rutland for making a discriminatory statement based upon race. The motion passed unanimously. Members voting "Yes" were: Crouse, Howard, Melton, Murphy, Northup, Reisinger, Schaberg and Wilson.

**FHB File Number 2015-01648, Donyll Smith v. The Four Winds Club, Inc., The Four Winds Club, Inc. Board of Directors and David Rhondell Rutland**

In the matter of **FHB File Number 2016-01847, Ileane Kenny v. Heatherlea of Arlington, A Condominium**, 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. Schaberg to find no reasonable cause. The motion passed unanimously. Members voting "Yes" were: Crouse, Howard, Melton, Murphy, Northup, Reisinger, Schaberg and Wilson.

**FHB File Number 2016-01847, Ileane Kenny v. Heatherlea of Arlington, A Condominium**

In the matter of **FHB File Number 2016-02258, Judy Adams and Charles Pleasant v. Greystar Management Services, LP, Allstate Life Insurance Company, Casey Graham and Lisa Gardner**, the Board reviewed the record which consisted of the Final Investigative Report and Case Analysis. A motion was made by Mr. Schaberg and seconded by Ms. Wilson to find no reasonable cause. The motion passed unanimously. Members voting "Yes" were: Crouse, Howard, Melton, Murphy, Northup, Reisinger, Schaberg and Wilson.

**FHB File Number 2016-02258, Judy Adams and Charles Pleasant v. Greystar Management Services, LP, Allstate Life Insurance Company, Casey Graham and Lisa Gardner**

In the matter of **FHB File Number 2016-02050, Gilbert A. Davis, Sr., and Jeannette R. Davis v. Charles F. Downey**

**FHB File Number 2016-02050, Gilbert A. Davis,**

and **Sybil L. Downey**, 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 Mr. Northup to find no reasonable cause. The motion passed unanimously. Members voting "Yes" were: Crouse, Howard, Melton, Murphy, Northup, Reisinger, Schaberg and Wilson.

In the matter of **FHB File Number 2016-02257, Samuel and Mary Winder v. Yuefang Sun and Xiawang Zhou**, the Board reviewed the record which consisted of the Final Investigative Report and Case Analysis. A motion was made by Mr. Reisinger and seconded by Mr. Murphy to find no reasonable cause. The motion passed unanimously. Members voting "Yes" were: Crouse, Howard, Melton, Murphy, Northup, Reisinger, Schaberg and Wilson.

In the matter of **FHB File Number 2016-02023, Mary Anthony Thomas v. Tammy Williams, Samantha Jespersen, Nikole Nordstrom, Oyster Point Apartments Virginia, LLC and RAIT Residential**, the Board reviewed the record which consisted of the Final Investigative Report and Case Analysis. A motion was made by Mr. Murphy and seconded by Ms. Wilson to find no reasonable cause. The motion passed unanimously. Members voting "Yes" were: Crouse, Howard, Melton, Murphy, Northup, Reisinger, Schaberg and Wilson.

In the matter of **FHB File Number 2016-02701, Virginia Fair Housing Board v. Jewels Properties, LLC and Thomas A. O'Kelly**, a motion was made by Mr. Northup and seconded by Ms. Wilson to approve the terms of the conciliation agreement as agreed to by the parties. The motion passed unanimously. Members voting "Yes" were: Crouse, Howard, Melton, Murphy, Northup, Reisinger, Schaberg and Wilson.

In the matter of **FHB File Number 2015-00678, Erica Gaines v. Dennis Templeton and Middlesex Management, LLC**, a motion was made by Mr. Northup and seconded by Ms. Wilson to approve the terms of the conciliation agreement as agreed to by the parties. The motion passed unanimously. Members voting "Yes" were: Crouse, Howard, Melton, Murphy, Northup, Reisinger, Schaberg and Wilson.

**Sr., and Jeannette R. Davis v. Charles F. Downey and Sybil L. Downey**

**FHB File Number 2016-02257, Samuel and Mary Winder v. Yuefang Sun and Xiawang Zhou**

**FHB File Number 2016-02023, Mary Anthony Thomas v. Tammy Williams, Samantha Jespersen, Nikole Nordstrom, Oyster Point Apartments Virginia, LLC and RAIT Residential**

**FHB File Number 2016-02701, Virginia Fair Housing Board v. Jewels Properties, LLC and Thomas A. O'Kelly**

**FHB File Number 2015-00678, Erica Gaines v. Dennis Templeton and Middlesex Management, LLC**

In the matter of **FHB File Number 2016-03422, Christopher Poole and James Michael Chuber v. University Management, Inc., Missy Cromer, Cat Arrington and Maple Ridge 2, LLC**, a motion was made by Mr. Northup and seconded by Ms. Wilson to approve the terms of the conciliation agreement as agreed to by the parties. The motion passed unanimously. Members voting "Yes" were: Crouse, Howard, Melton, Murphy, Northup, Reisinger, Schaberg and Wilson.

**FHB File Number 2016-03422, Christopher Poole and James Michael Chuber v. University Management, Inc., Missy Cromer, Cat Arrington and Maple Ridge 2, LLC**

In the matter of **FHB File Number 2016-01597, Gregory D. Pittman and Janet Pittman v. The Association of Owners, Old Coach Square Townhouses, Inc.**, a motion was made by Mr. Northup and seconded by Ms. Wilson to approve the terms of the conciliation agreement as agreed to by the parties. The motion passed unanimously. Members voting "Yes" were: Crouse, Howard, Melton, Murphy, Northup, Reisinger, Schaberg and Wilson.

**FHB File Number 2016-01597, Gregory D. Pittman and Janet Pittman v. The Association of Owners, Old Coach Square Townhouses, Inc.**

In the matter of **FHB File Number 2012-00776, Jessica and Cristian Soto v. Watergate at Landmark Condominium Unit Owners Association**, a motion was made by Mr. Northup and seconded by Ms. Wilson to approve the terms of the conciliation agreement as agreed to by the parties. The motion passed unanimously. Members voting "Yes" were: Crouse, Howard, Melton, Murphy, Northup, Reisinger, Schaberg and Wilson.

**FHB File Number 2012-00776, Jessica and Cristian Soto v. Watergate at Landmark Condominium Unit Owners Association**

In the matter of **FHB File Number 2012-02952, Nicole Foley v. Watergate at Landmark Condominium Unit Owners Association**, a motion was made by Mr. Northup and seconded by Ms. Wilson to approve the terms of the conciliation agreement as agreed to by the parties. The motion passed unanimously. Members voting "Yes" were: Crouse, Howard, Melton, Murphy, Northup, Reisinger, Schaberg and Wilson.

**FHB File Number 2012-02952, Nicole Foley v. Watergate at Landmark Condominium Unit Owners Association**

In the matter of **FHB File Number 2016-02420, Delia Edwards v. Mariner's Cove Apartment, LLC; BDGM, Inc., and Diane Carroll**, a motion was made by Mr. Northup and seconded by Ms. Wilson to approve the terms of the conciliation agreement as agreed to by the parties. The motion passed unanimously. Members voting "Yes" were: Crouse, Howard, Melton, Murphy, Northup,

**FHB File Number 2016-02420, Delia Edwards v. Mariner's Cove Apartment, LLC; BDGM, Inc., and Diane Carroll**

Reisinger, Schaberg and Wilson.

A motion was made by Ms. Melton and seconded by Mr. Murphy to approve the September 22, 2016, Fair Housing Education Committee report. The motion passed unanimously. Members voting "Yes" were: Crouse, Howard, Melton, Murphy, Northup, Reisinger, Schaberg and Wilson.


**Education**

Tom Payne gave the Board a litigation update.

**New Business**

The Board adjourned at 10:43 A.M.

  
\_\_\_\_\_  
Andrew Reisinger, Vice-Chair

  
\_\_\_\_\_  
Jay DeBoer, Secretary

**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: September 22, 2016  
(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:

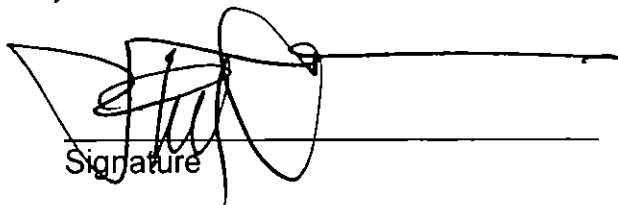
\_\_\_\_\_

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

9.22.16  
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: September 22, 2016  
(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.

Stephen Northup  
Signature

9/22/2016  
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: September 22, 2016  
(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

9.22.16  
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: September 22, 2016  
(Date)

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

\_\_\_\_\_

(Agenda Item)

Nature of Personal Interest Affected by Transaction: \_\_\_\_\_

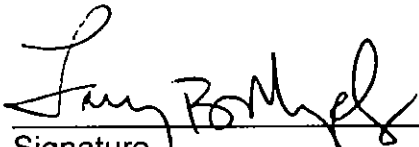
\_\_\_\_\_

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

9/22/16  
Date

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

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

1. Name: Linda R. Melton  
(Name of Board Member)
2. Title: Board Member
3. Agency: Fair Housing Board  
(Name of Board)
4. Meeting/IFF Date: September 22, 2016  
(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.

Linda R. Melton  
Signature

9/22/16  
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: September 22, 2016  
(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.

Robert W. Schaberg  
Signature

9/22/16  
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: September 22, 2016  
(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

9/22/16  
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: September 22, 2016  
(Date)

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

\_\_\_\_\_

(Agenda Item)

Nature of Personal Interest Affected by Transaction: \_\_\_\_\_

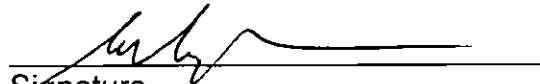
\_\_\_\_\_

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

9-22-16  
\_\_\_\_\_  
Date