

FAIR HOUSING BOARD

TENTATIVE AGENDA

March 4, 2020- 10:00 a.m.

2nd Floor – Board Room 4

Department of Professional and Occupational Regulation

9960 Mayland Drive

Richmond, Virginia 23233

(804) 367-8526

I. CALL TO ORDER

II. ADMINISTRATIVE MATTERS

1. Approval of Agenda
2. Approval of Minutes:
 - A. December 4, 2019, Fair Housing Board Meeting

III. PUBLIC COMMENT PERIOD **

IV. FAIR HOUSING REPORT

3. Fair Housing Administrator's Report

V. FAIR HOUSING CASES

1. National Community Reinvestment Coalition v. Roseland Galiani Associates, LLC, Whitmore Management, LLC, April Haynie and Natosha Faith
FHB File Number: 2019-02696
HUD File Number: 03-19-2897-8
2. Shenique Mens v. Lynn Schlesinger, FirstService Residential MidAtlantic, LLC and White Hall Foundation, Inc.
FHB File Number: 2019-03117
HUD File Number: 03-19-2631-8
Appointment - Melissa York, attorney for respondents
3. Rosa Hammer v. Keith Knupp, Linda Knupp and KNK, Inc.
FHB File Number: 2019-01727
HUD File Number: 03-19-2332-8
4. Sheila Wade v. Columbus Grant, Jr. and Barbara Grant
FHB File Number: 2019-02572
HUD File Number: 03-19-2674-8
5. Antwain Hale v. Wise County Redevelopment & Housing Authority
FHB File Number: 2019-02835
HUD File Number: 03-19-2210-8

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6. Courtney McLean v. Westwood Apartments LLC
FHB File Number: 2020-00418
HUD File Number 03-19-3519-8
 7. Delphine Evon Davis, Ulessie Davis and James Scott v. Joyce Eggleston, James W. Eggleston and Linda Wells
FHB File Number: 2018-02887
HUD File Number: 03-18-9951-8
{*Referred to A.G. for Official Consultation*}
 8. Shawn Futrell v. Marc Lee and Lakeland Village Apartment Community, A Virginia Limited Partnership
FHB File Number: 2019-01188
HUD File Number: 03-19-0728-8
{*Referred to A.G. for Official Consultation*}
 - Appointment – Elizabeth Hanes on behalf of Shawn Futrell, complainant***
 9. Gerald Gilliard v. James M. Fox and Fountain Hope (2004) Limited Partnership
FHB File Number: 2018-01691
HUD File Number: 03-18-8843-8
{*Referred to A.G. for Official Consultation*}
 10. Charlene and Michael Butler v. Unique Deerfield Village Townhomes, LLC, Shannon Thomas, Jerry Thomas and C. Jeffrey Stump
FHB File Number: 2018-02818
HUD File Number: 03-18-9628-8
{*Referred to A.G. for Official Consultation*}
 11. William Jackson v. JJBD LLC and Billy Stanley
FHB File Number: 2020-00118
HUD File Number: 03-19-3233-8
{*Referred to A.G. for Official Consultation: Prompt Judicial Action*}
 12. Eric Foddrell v. England Run Apartments, LLC, RSW Development LLC, and Anna Marie Friel
FHB File Number: 2020-00185
HUD File Number: 03-19-3440-8
{*Conciliation: Disability*}
 13. Patricia Arteaga and Fernando O. DeGreef v. Unit Owners Association of Concord Mews Condominium, Rosewood Management and Consulting Services, LLC, Kasanda Serck and Kathy Gately
FHB File Number: 2019-00853
HUD File Number: 03-19-1942-8
{*Conciliation: Familial Status*}

14. Linda Lonobile v. Laramar Management Services LLC, LCA Arboretum Place LP
and Marshay A. Carter
FHB File No.: 2019-02772
HUD File No.: 03-19-2792-8
{Conciliation: Disability}

VI. ADMINISTRATIVE ISSUES

VII. OLD BUSINESS

VIII. NEW BUSINESS

- Board financial statement
- Litigation summary
- Education committee report

IX. ADJOURNMENT

NEXT MEETING SCHEDULED FOR WEDNESDAY, JUNE 3, 2020

** 5-minute public comment, per person, on those items not included on the agenda with the exception of any open disciplinary files. No other public comment will be accepted by the Board during the meeting. Persons desiring to participate in the meeting and requiring special accommodations or interpretive services should contact the Department at (804) 367-8552 at least ten days prior to the meeting so that suitable arrangements can be made for an appropriate accommodation. The Department fully complies with the Americans with Disabilities Act.

VIRGINIA FAIR HOUSING BOARD

MINUTES OF MEETING

December 4, 2019

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:

Myra Howard, Chair
Larry Murphy, Vice-Chair
Candice L. Bennett
Stephen Northup
Valerie L.T. Roth
John Crouse
Dean A. Lynch
Linda Melton
Sherman Gillums
T. Nicole Hebbe
Amanda Buyalos

Board member absent from the meeting: Scott Astrada

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

Mary Broz-Vaughan, Director
Christine Martine, Executive Director
James Chapman, 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 Mosby, Fair Housing Investigator
Dominica McGowen, Fair Housing Investigator
Loraine Schroeder, Fair Housing Investigator
Karen Taylor, Fair Housing Investigator

Tom Payne, Senior Assistant Attorney General and Helen Hardiman, Assistant Attorney General, with the Office of the Attorney General were present.

Ms. Howard called the meeting to order at 10:08 A.M.

Call to Order

A motion was made by Ms. Melton and seconded by Ms. **Agenda**

Roth to approve the Agenda. The motion passed unanimously. Members voting "Yes" were: Bennett, Buyalos, Crouse, Gillums, Hebbe, Howard, Lynch, Melton, Murphy, Northup and Roth.

A motion was made by Ms. Hebbe and seconded by Mr. Murphy to approve the August 14, 2019, Fair Housing Board Meeting minutes. The motion passed unanimously. Members voting "Yes" were: Bennett, Buyalos, Crouse, Gillums, Hebbe, Howard, Lynch, Melton, Murphy, Northup and Roth.

There was no public comment.

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

In the matter of **FHB File Number 2019-00853, Patricia Artega and Fernando O. DeGreef v. Unit Owners Association of Concord Mews Condominium, Rosewood Management and Consulting Services, LLC, Kasanda Serck and Kathy Gately**, the case was deferred for further investigation.

In the matter of **FHB File Number 2019-02888, Jamie Rae Huebert v. Yun Qin and Qi Lin**, 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. Bennett to find no reasonable cause that the respondents discriminated against the complainant by refusing to rent or negotiate a rental or by refusing to make a reasonable accommodation based on disability. The motion passed unanimously. Members voting "Yes" were: Bennett, Buyalos, Crouse, Gillums, Hebbe, Howard, Lynch, Melton, Murphy, Northup and Roth.

In the matter of **FHB File Number 2019-01045, Monique Young v. Ted Whitlow, Vickie Whitlow, Community Group, Inc., dba Association Community Group and Lake Cypress Condominium Association**, the Board reviewed the record which consisted of the Final

Minutes

Public Comment

**Fair Housing
Administrator's Report**

FHB File Number 2019-00853, Patricia Artega and Fernando O. DeGreef v. Unit Owners Association of Concord Mews Condominium, Rosewood Management and Consulting Services, LLC, Kasanda Serck and Kathy Gately

FHB File Number 2019-02888, Jamie Rae Huebert v. Yun Qin and Qi Lin

FHB File Number 2019-01045, Monique Young v. Ted Whitlow, Vickie Whitlow, Community Group, Inc., dba

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Investigative Report, and Case Analysis. A motion was made by Ms. Roth and seconded by Mr. Crouse to find no reasonable cause that the respondents discriminated against the complainant by discriminating in terms and conditions, or engaging in intimidation, coercion or harassment based on sex, race or disability. The motion passed unanimously. Members voting "Yes" were: Bennett, Buyalos, Crouse, Gillums, Hebbe, Howard, Lynch, Melton, Murphy, Northup and Roth.

In the matter of **FHB File Number 2019-01933, Katrese Watts v. Kettler Management, Inc. and Town Center Apartments, LP**, the Board reviewed the record which consisted of the Final Investigative Report and Case Analysis. A motion was made by Mr. Lynch and seconded by Ms. Bennett to find no reasonable cause that the respondents discriminated against the complainant by making a discriminatory statement; offering discriminatory terms and conditions; intimidated, coerced, harassed and retaliated against the complainant; or by refusing to rent or otherwise make housing unavailable based on disability. The motion passed unanimously. Members voting "Yes" were: Bennett, Buyalos, Crouse, Gillums, Hebbe, Howard, Lynch, Melton, Murphy, Northup and Roth.

In the matter of **FHB File Number 2019-02501, Ned D. Johnson v. Marywood Inc., Coordinated Services Management, Inc. and Kristy Rusinak**, 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. Crouse and seconded by Ms. Roth to find no reasonable cause that the respondents discriminated against the complainant by imposing discriminatory terms and conditions, or by refusing to rent based on disability. The motion passed unanimously. Members voting "Yes" were: Bennett, Buyalos, Crouse, Gillums, Hebbe, Howard, Lynch, Melton, Murphy, Northup and Roth.

In the matter of **FHB File Number 2019-02377, Gregory S. Templeman v. Willow Woods Preservation LP and TRG Management Company, LLP**, the Board reviewed the record which consisted of the Final Investigative Report, and Case Analysis. A motion was made by Mr. Lynch and seconded by Ms. Hebbe to find no reasonable cause that the

Association Community Group and Lake Cypress Condominium Association

FHB File Number 2019-01933, Katrese Watts v. Kettler Management, Inc. and Town Center Apartments, LP

FHB File Number 2019-02501, Ned D. Johnson v. Marywood Inc., Coordinated Services Management, Inc. and Kristy Rusinak

FHB File Number 2019-02377, Gregory S. Templeman v. Willow Woods Preservation LP and TRG Management Company, LLP

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respondents discriminated against the complainant by failing to make a reasonable accommodation; imposing discriminatory terms and conditions; refusing to rent or by retaliating based on disability. The motion passed unanimously. Members voting "Yes" were: Bennett, Buyalos, Crouse, Gillums, Hebbe, Howard, Lynch, Melton, Murphy, Northup and Roth.

In the matter of **FHB File Number 2019-02648, Wilbert Miller v. Falls Run Community Association, Inc. and FirstService Residential DC Metro, 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 Ms. Bennett and seconded by Mr. Crouse to find no reasonable cause that the respondents discriminated against the complainant by offering discriminatory terms and conditions based on race. The motion passed unanimously. Members voting "Yes" were: Bennett, Buyalos, Crouse, Gillums, Hebbe, Howard, Lynch, Melton, Murphy, Northup and Roth.

FHB File Number 2019-02648, Wilbert Miller v. Falls Run Community Association, Inc. and FirstService Residential DC Metro, LLC

In the matter of **FHB File Number 2019-01849, Robert Graham v. CIA Potomac Ridge, LLC and LaRonda Brooks-Agnew**, the Board reviewed the record which consisted of the Final Investigative Report, Case Analysis, Supplemental Final Investigative Report and Revised Case Analysis. A motion was made by Mr. Northup and seconded by Ms. Bennett to find no reasonable cause that the respondents discriminated against the complainant by refusing to continue to rent to him or otherwise make housing unavailable; refusing to make a reasonable accommodation, retaliating against him or offering discriminatory terms and conditions based on disability. The motion passed unanimously. Members voting "Yes" were: Bennett, Buyalos, Crouse, Gillums, Hebbe, Howard, Lynch, Melton, Murphy, Northup and Roth.

FHB File Number 2019-01849, Robert Graham v. CIA Potomac Ridge, LLC and LaRonda Brooks-Agnew

In the matter of **FHB File Number 2019-01438, Danielle Missick v. Paul Chretien**, 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. Susie McClanahan, complainant's representative, was present and addressed the Board. A motion was made by Ms. Bennett and seconded by Mr. Crouse to find reasonable cause that the respondent

FHB File Number 2019-01438, Danielle Missick v. Paul Chretien

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discriminated against the complainant by refusing to rent a room in the Group House, and making a discriminatory statement based upon race, color and/or national origin. The motion passed unanimously. Members voting "Yes" were: Bennett, Buyalos, Crouse, Gillums, Hebbe, Howard, Lynch, Melton, Murphy, Northup and Roth.

In the matter of **FHB File Number 2019-02695, National Community Reinvestment Coalition v. F/V Selma Inc., Tower Park Management Corporation and Lydia Jacobs**, a motion was made by Mr. Lynch and seconded by Ms. Buyalos to approve the terms of the conciliation agreement as agreed to by the parties. The motion passed unanimously. Members voting "Yes" were: Bennett, Buyalos, Crouse, Gillums, Hebbe, Howard, Lynch, Melton, Murphy, Northup and Roth.

FHB File Number 2019-02695, National Community Reinvestment Coalition v. F/V Selma Inc., Tower Park Management Corporation and Lydia Jacobs

In the matter of **FHB File Number 2020-00115, Jose Mora Jr. v. Summertree Condominium Counsel of Co-Owners; Community Management Services, LLC and April Parker**, a motion was made by Mr. Lynch and seconded by Ms. Buyalos to approve the terms of the conciliation agreement as agreed to by the parties. The motion passed unanimously. Members voting "Yes" were: Bennett, Buyalos, Crouse, Gillums, Hebbe, Howard, Lynch, Melton, Murphy, Northup and Roth.

FHB File Number 2020-00115, Jose Mora Jr. v. Summertree Condominium Counsel of Co-Owners; Community Management Services, LLC and April Parker

In the matter of **FHB File Number 2019-02742, Denise Michelle Cornelius v. Broad Vista VA Partners LLC and Cortland Management (Georgia) LLC dba Cortland Management LLC**, a motion was made by Mr. Lynch and seconded by Ms. Buyalos to approve the terms of the conciliation agreement as agreed to by the parties. The motion passed unanimously. Members voting "Yes" were: Bennett, Buyalos, Crouse, Gillums, Hebbe, Howard, Lynch, Melton, Murphy, Northup and Roth.

FHB File Number 2019-02742, Denise Michelle Cornelius v. Broad Vista VA Partners LLC and Cortland Management (Georgia) LLC dba Cortland Management LLC

In the matter of **FHB File Number 2019-00855, Adelya Carlson and Aaron Carlson v. Unit Owners Association of Concord Mews Condominium, Rosewood Management and Consulting Services, LLC, Kasandra Serck, and Kathy Gately**, a motion was made by Mr. Lynch and seconded by Ms. Buyalos to approve the terms of the conciliation agreement as agreed to by the parties. The motion passed unanimously. Members voting "Yes" were:

FHB File Number 2019-00855, Adelya Carlson and Aaron Carlson v. Unit Owners Association of Concord Mews Condominium, Rosewood Management and Consulting Services, LLC,

Bennett, Buyalos, Crouse, Gillums, Hebbe, Howard, Lynch, Melton, Murphy, Northup and Roth.

**Kasandra Serck, and
Kathy Gately**

In the matter of **FHB File Number 2019-00852, Tom Wince v. Unit Owners Association of Concord Mews Condominium, Rosewood Management and Consulting Services, LLC, Kasanda Serck, and Kathy Gately**, a motion was made by Mr. Lynch and seconded by Ms. Buyalos to approve the terms of the conciliation agreement as agreed to by the parties. The motion passed unanimously. Members voting "Yes" were: Bennett, Buyalos, Crouse, Gillums, Hebbe, Howard, Lynch, Melton, Murphy, Northup and Roth.

FHB File Number 2019-00852, Tom Wince v. Unit Owners Association of Concord Mews Condominium, Rosewood Management and Consulting Services, LLC, Kasanda Serck, and Kathy Gately

In the matter of **FHB File Number 2019-00739, Katelyn Stanton v. Paradigm 2250 Mill LLC**, a motion was made by Mr. Lynch and seconded by Ms. Buyalos to approve the terms of the conciliation agreement as agreed to by the parties. The motion passed unanimously. Members voting "Yes" were: Bennett, Buyalos, Crouse, Gillums, Hebbe, Howard, Lynch, Melton, Murphy, Northup and Roth.

FHB File Number 2019-00739, Katelyn Stanton v. Paradigm 2250 Mill LLC

The Board reviewed the Board financial statements. No action was taken by the Board.

Administrative Issues

A motion was made by Ms. Bennett and seconded by Ms. Buyalos to retain the Fair Housing Board regulations and Public Participant Guidelines in their current forms pursuant to the Notice of Periodic Review. The motion passed unanimously. Members voting "Yes" were Bennett, Buyalos, Crouse, Gillums, Hebbe, Howard, Lynch, Melton, Murphy, Northup and Roth.

Mr. Payne provided the Board with the litigation update.

New Business

A motion was made by Ms. Melton and seconded by Ms. Howard to approve the December 4, 2019, Fair Housing Education Committee report. The motion passed unanimously. Members voting "Yes" were: Bennett, Buyalos, Crouse, Gillums, Hebbe, Howard, Lynch, Melton, Murphy, Northup and Roth.

The Board recessed from 10:41 A.M. - 10:52 A.M.

Break

Board member training was provided by Liz Hayes.

Board Member Training

Board member Stephen Northup departed at 11:45 A.M.

**Departure of Board
Member**

The Board recessed from 11:45 A.M. - 12:08 P.M.

Lunch

Board member training was provided by Liz Hayes and Tom Payne.

Board Member Training

Board member Linda Melton departed at 12:54 A.M.

**Departure of Board
Member**

The Board adjourned at 1:22 P.M.

Myra Howard, Chair

Mary Broz-Vaughan, Secretary

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**Department of Professional and Occupational Regulation
Statement of Financial Activity**

**Fair Housing Board
954630**

2018-2020 Biennium

January 2020

	January 2020 Activity	Biennium-to-Date Comparison	
		July 2016 - January 2018	July 2018 - January 2020
Cash/Revenue Balance Brought Forward			0
Revenues	2,995	61,275	49,670
Cumulative Revenues			49,670
Cost Categories:			
Board Expenditures	720	12,604	13,892
Board Administration	0	0	0
Administration of Exams	0	0	0
Enforcement	72,797	1,041,615	1,102,120
Legal Services	0	159,949	167,692
Information Systems	0	0	0
Facilities and Support Services	88	1,578	2,731
Agency Administration	0	0	0
Other / Transfers	0	(627,348)	(719,667)
Total Expenses	73,605	588,398	566,767
Transfer To/(From) Cash Reserves	(70,610)	0	(517,097)
Ending Cash/Revenue Balance			0

Cash Reserve Beginning Balance	(446,488)	0	0
Change in Cash Reserve	(70,610)	0	(517,097)
Cash Reserve Ending Balance	(517,097)	0	(517,097)

Number of Regulants

Current Month	2,077
Previous Biennium-to-Date	2,581