

FAIR HOUSING BOARD

TENTATIVE AGENDA

June 14, 2021- 10:00 a.m.

2nd Floor – Board Room 2

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. February 24, 2021, Fair Housing Board Meeting

III. PUBLIC COMMENT PERIOD **

IV. FAIR HOUSING REPORT

1. Fair Housing Administrator's Report
2. Litigation Summary

V. FAIR HOUSING CASES

1. Stephanie Stotts v. Lisa Benasher & Harrisonburg Redevelopment & Housing Authority
FHB File Number: 2020-00518
HUD File Number: 03-20- 3657-8
Appointment – Stephanie Stotts, complainant
2. LaTanya White v. AGPM Virginia LLC and BPP Newport Commons LLC
FHB File Number: 2020-01372
HUD File Number: 03-20-3994-8
3. Robin Pullen v. Crelor Land Development Company LLC and Denise Bure
FHB File Number: 2020-02737
HUD File Number: 03-20-6067-8
Appointment – Robin Pullen, complainant
4. David Cooper v. Hope Hill Crossing South Homeowners and First Service Residential
FHB File Number: 2020-01684
HUD File Number: 03-20-4275-8
Appointment – Michelle Benitez Jessee, Esq., attorney for respondents
5. Joseph E. L. Sullivan v. Alexandria Redevelopment & Housing Authority
FHB File Number: 2021-00058
HUD File Number: 03-21-7019-8
Appointment – Joseph E. L. Sullivan, complainant

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6. Mary McNeal v. Gates Hudson Community Management LLC and Greenwich Hill Homeowners Association
FHB File Number: 2020-01430
HUD File Number: 03-20-4034-8
{Referred to A.G. for Official Consultation}
Appointment – Mary McNeal, complainant
 7. Linda Artson v. Gates Hudson Community Management LLC and Greenwich Hill Homeowners Association
FHB File Number: 2020-01431
HUD File Number: 03-20-4035-8
{Referred to A.G. for Official Consultation}
Appointment – Linda Artson, complainant
 8. Tracy Ferrell v. The Coleman Group, LLC, VC Solutions, LLC, Gail Furman and Carla Purdy
FHB File Number: 2020-00805
HUD File Number: 03-20-4180-8
{Referred to A.G. for Official Consultation}
Appointment – Tracy Ferrell, complainant
 9. Housing Opportunities Made Equal, Inc. v. The Coleman Group, LLC, VC Solutions, LLC, Gail Furman and Carla Purdy
FHB File Number: 2020-01179
HUD File Number: 03-20-4258-8
{Referred to A.G. for Official Consultation}
 10. Armani Thornton v. Ernest Hairston III and Gia Hairston
FHB File Number: 2019-00801
HUD File Number: 03-18-0408-8
{Conciliation: Disability}
 11. Kyler Williams v. UDR Newport Village, LLC; Denise Brewer and Michelle D. Chey
FHB File Number: 2021-00896
HUD File Number: 03-18-7082-8
{Conciliation: Disability}
 12. Donna Fryar v. Central Virginia Housing Coalition, Inc., Armiger Management Corporation and Jackson Village Residential, LLC
FHB File Number: 2021-01852
HUD File Number: 03-21-7979-8
{Conciliation: Disability}
 13. Christopher Muhlbaier v. Oak Grove Associates, LLC, DBA Templeton Properties
FHB File Number: 2021-02079
HUD File Number: 03-21-8182-8
{Conciliation: Disability}

VI. ADMINISTRATIVE ISSUES

VII. OLD BUSINESS

VIII. NEW BUSINESS

- Board financial statement

IX. ADJOURNMENT

NEXT MEETING SCHEDULED FOR WEDNESDAY, AUGUST 25, 2021

** 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

February 24, 2021

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
Linda Melton
Dean A. Lynch
Scott Astrada (arrived at 10:19 A.M.)
Alyia Gaskins
Colin Arnold
Amanda Pohl

Board member absent from the meeting: Sherman Gillums
T. Nicole Hebbe
Amanda Buyalos

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

Mary Broz-Vaughan, Director
Christine Martine, Executive Director
Jim Chapman, Board Administrator
Liz Hayes, Fair Housing Administrator
Deanda Shelton, Assistant Fair Housing Administrator
Amy Goobic, Administrative Assistant

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 Mr. Lynch and seconded by Mr. Murphy to approve the Agenda. The motion passed unanimously. Members voting "Yes" were: Arnold, Bennett, Gaskins, Howard, Lynch, Melton, Murphy and Pohl.

Agenda

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A motion was made by Mr. Murphy and seconded by Ms. Bennett to approve the August 26, 2020, Fair Housing Board Meeting minutes. The motion passed unanimously. Members voting "Yes" were: Arnold, Bennett, Gaskins, Howard, Lynch, Melton, Murphy and Pohl.

Minutes

Tommy Herbert, Virginia Apartment Management Association, commented on the proposed Guidance Document. No action was taken by the Board.

Public Comment

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

**Fair Housing
Administrator's Report**

Mr. Payne provided the Board with the litigation update.

Litigation Summary

Board Member Scott Astrada arrived at 10:19 A.M.

Arrival of Board Member

In the matter of **FHB File Number 2020-01273, Casey Mays v. David A. Neighbors**, 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 respondent discriminated against the complainant by imposing discriminatory terms and conditions, otherwise make housing unavailable; failing to make a reasonable accommodation and retaliation based upon complainant's minor daughter's disability. The motion passed unanimously. Members voting "Yes" were: Arnold, Astrada, Bennett, Gaskins, Howard, Lynch, Melton, Murphy and Pohl.

**FHB File Number 2020-
01273, Casey Mays v.
David A. Neighbors**

In the matter of **FHB File Number 2020-00180, Jennifer Lynn Price v. Rich Charlottesville Hotel LLC, dba DoubleTree by Hilton Hotel Charlottesville, Calleen Hamann and Greenwood Hospitality Management, LLC**, the Board reviewed the record which consisted of the Final Investigative Report, and Case Analysis. Lance Parmer, attorney for respondents, was present and addressed the Board. A motion was made by Mr. Lynch and seconded by Ms. Melton to find no reasonable cause that the respondents discriminated against the complainant by failing to make a reasonable accommodation or subjecting the complainant to discriminatory terms and conditions based upon disability. The motion passed unanimously. Members voting "Yes" were: Arnold, Astrada, Bennett, Gaskins, Howard, Lynch,

**FHB File Number 2020-
00180, Jennifer Lynn
Price v. Rich
Charlottesville Hotel
LLC, dba DoubleTree by
Hilton Hotel
Charlottesville, Calleen
Hamann and Greenwood
Hospitality Management,
LLC**

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Melton, Murphy and Pohl.

In the matter of **FHB File Number 2020-01967, Pamela Young v. Southern Management Corporation and Bayvue Apartments Joint Venture**, 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 imposing discriminatory terms and conditions or by refusing to rent based upon elderliness. The motion passed unanimously. Members voting "Yes" were: Arnold, Astrada, Bennett, Gaskins, Howard, Lynch, Melton, Murphy and Pohl.

FHB File Number 2020-01967, Pamela Young v. Southern Management Corporation and Bayvue Apartments Joint Venture

In the matter of **FHB File Number 2020-02139, Danielle Gary v. Arlington Housing Authority**, the Board reviewed the record which consisted of the Final Investigative Report, and Case Analysis. A motion was made by Ms. Bennett and seconded by Ms. Melton to find no reasonable cause that the respondent discriminated against the complainant by refusing to rent based upon race. The motion passed unanimously. Members voting "Yes" were: Arnold, Astrada, Bennett, Gaskins, Howard, Lynch, Melton, Murphy and Pohl.

FHB File Number 2020-02139, Danielle Gary v. Arlington Housing Authority

In the matter of **FHB File Number 2019-03167, Marcus C. Hubbard and Melanie R. Hubbard v. Diversified Properties Investing LLC, Ida Simmons and John F. Girdley**, 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. Bennett to find no reasonable cause that the respondents discriminated against the complainants by offering discriminatory terms and conditions or refusing to rent or otherwise make housing unavailable based upon race. The motion passed unanimously. Members voting "Yes" were: Arnold, Astrada, Bennett, Gaskins, Howard, Lynch, Melton, Murphy and Pohl.

FHB File Number 2019-03167, Marcus C. Hubbard and Melanie R. Hubbard v. Diversified Properties Investing LLC, Ida Simmons and John F. Girdley

In the matter of **FHB File Number 2020-02169, Shelby James v. Bay Aging and Bay Aging Apartments JCC, Inc.**, the Board reviewed the record which consisted of the Final Investigative Report, and Case Analysis. A motion was made by Ms. Bennett and seconded by Mr. Lynch to find no

FHB File Number 2020-02169, Shelby James v. Bay Aging and Bay Aging Apartments JCC, Inc.

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reasonable cause that the respondents discriminated against the complainant by refusing to make a reasonable accommodation or by intimidating or harassing complainant based upon disability. The motion passed unanimously. Members voting "Yes" were: Arnold, Astrada, Bennett, Gaskins, Howard, Lynch, Melton, Murphy and Pohl.

In the matter of **FHB File Number 2021-00129, Naomi Mitchell Tucker v. Annabell Ruffin and Alr Properties, LLC**, 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 offering discriminatory terms and conditions otherwise making housing unavailable; making discriminatory statements or by retaliating against complainant based upon religion. The motion passed unanimously. Members voting "Yes" were: Arnold, Astrada, Bennett, Gaskins, Howard, Lynch, Melton, Murphy and Pohl.

FHB File Number 2021-00129, Naomi Mitchell Tucker v. Annabell Ruffin and Alr Properties, LLC

In the matter of **FHB File Number 2020-00797, Tivette Reed v. Woodcroft Village Preservation, LP, TRG Management Company, LLP and Michelle Cooper**, the Board reviewed the record which consisted of the Final Investigative Report, and Case Analysis. A motion was made by Ms. Bennett and seconded by Mr. Murphy to find no reasonable cause that the respondents discriminated against the complainant by imposing discriminatory terms and conditions or by failing to make a reasonable accommodation based upon on the complainant's son's disability. The motion passed unanimously. Members voting "Yes" were: Arnold, Astrada, Bennett, Gaskins, Howard, Lynch, Melton, Murphy and Pohl.

FHB File Number 2020-00797, Tivette Reed v. Woodcroft Village Preservation, LP, TRG Management Company, LLP and Michelle Cooper

In the matter of **FHB File Number 2019-01439, Manwinder Kaur v. Amgulf Corporation, Village on Bull Run LLC, and Cristy Brown**, the Board reviewed the record which consisted of the Final Investigative Report, and Case Analysis. A motion was made by Ms. Gaskins and seconded by Ms. Bennett to find no reasonable cause that the respondents discriminated against the complainant by refusing to rent based upon national origin. The motion passed unanimously. Members voting "Yes" were: Arnold, Astrada, Bennett, Gaskins, Howard, Lynch, Melton, Murphy

FHB File Number 2019-01439, Manwinder Kaur v. Amgulf Corporation, Village on Bull Run LLC, and Cristy Brown

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and Pohl.

In the matter of **FHB File Number 2020-02138, Michelle L. Swain v. loanDepot.com, LLC**, the Board reviewed the record which consisted of the Final Investigative Report, and Case Analysis. Ian Magladry, attorney for the respondent, addressed the Board by teleconference. A motion was made by Ms. Bennett and seconded by Mr. Lynch to find no reasonable cause that the respondent discriminated against the complainant by imposing discriminatory financing based upon sex. The motion passed unanimously. Members voting "Yes" were: Arnold, Astrada, Bennett, Gaskins, Howard, Lynch, Melton, Murphy and Pohl.

FHB File Number 2020-02138, Michelle L. Swain v. loanDepot.com, LLC

In the matter of **FHB File Number 2020-02515, Paula Ferraro v. Vicki Williams and Richard Williams**, 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 offering discriminatory terms and conditions; refusing to continue renting or intimidating, harassing or retaliating against complainant based upon sex. The motion passed unanimously. Members voting "Yes" were: Arnold, Astrada, Bennett, Gaskins, Howard, Lynch, Melton, Murphy and Pohl.

FHB File Number 2020-02515, Paula Ferraro v. Vicki Williams and Richard Williams

In the matter of **FHB File Number 2021-00020, John Johnson v. Foundation Property Management, Inc. & Village Pointe RHF, Inc.**, the Board reviewed the record which consisted of the Final Investigative Report, and Case Analysis. Barbara Sheer, representative for the respondents, was present and addressed the Board. A motion was made by Ms. Bennett and seconded by Mr. Lynch to find no reasonable cause that the respondents discriminated against the complainant by refusing to rent, or offering discriminatory terms and conditions based upon disability. The motion passed unanimously. Members voting "Yes" were: Arnold, Astrada, Bennett, Gaskins, Howard, Lynch, Melton, Murphy and Pohl.

FHB File Number 2021-00020, John Johnson v. Foundation Property Management, Inc. & Village Pointe RHF, Inc.

In the matter of **FHB File Number 2020-02441, Antoine Mccracken v. Hampton Roads Realtors Association, Inc.**, the Board reviewed the record which consisted of the Final Investigative Report, Case Analysis, and Supplemental Final

FHB File Number 2020-02441, Antoine Mccracken v. Hampton Roads Realtors

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Investigative Report. Chuck James, attorney for the respondent, was present and addressed the Board. A motion was made by Mr. Lynch and seconded by Mr. Murphy to find no reasonable cause that the respondent discriminated against the complainant by offering different terms and conditions based upon disability. The motion passed unanimously. Members voting "Yes" were: Arnold, Astrada, Bennett, Gaskins, Howard, Lynch, Melton, Murphy and Pohl.

Association, Inc.

In the matter of **FHB File Number 2020-01888, Anissa Delapara v. Central Virginia Resource Corporation and Kristin Mayton**, the Board reviewed the record which consisted of the Final Investigative Report, Case Analysis, and Supplemental Final Investigative Report. Anissa Delapara, complainant, was present and addressed the Board. A motion was made by Ms. Bennett and seconded by Mr. Lynch to find no reasonable cause that the respondents discriminated against the complainant by offering different terms and conditions based upon disability. The motion passed unanimously. Members voting "Yes" were: Arnold, Astrada, Bennett, Gaskins, Howard, Lynch, Melton, Murphy and Pohl.

FHB File Number 2020-01888, Anissa Delapara v. Central Virginia Resource Corporation and Kristin Mayton

In the matter of **FHB File Number 2018-02355, Slobodan Vasalic v. Cleone Joseph, Sheryl Fields and Troy Street Limited Liability Company**, 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 offering discriminatory terms and conditions or by refusing to rent or otherwise making housing unavailable based upon familial status. The motion passed by majority vote. Members voting "Yes" were: Arnold, Astrada, Bennett, Gaskins, Howard, Lynch, Melton and Pohl. Member voting "No" was Murphy.

FHB File Number 2018-02355, Slobodan Vasalic v. Cleone Joseph, Sheryl Fields and Troy Street Limited Liability Company

In the matter of **FHB File Number 2019-00856, Bryan and Susanna Dillon v. Joshua Nabatkhoian and 1009 King Street LLC**, the Board referred the case to the Office of the Attorney General for official consultation.

FHB File Number 2019-00856, Bryan and Susanna Dillon v. Joshua Nabatkhoian and 1009 King Street LLC

In the matter of **FHB File Number 2020-01492, Jayson**

FHB File Number 2020-

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Wasserman v. Pioneer Heights Section One Property Owners Association Inc. and Cambridge Community Management, LLC, the Board reviewed the record which consisted of the Final Investigative Report, and Case Analysis. Michael Dunham, attorney for the respondents, was present and addressed the Board. A motion was made by Ms. Bennett and seconded by Mr. Lynch to find no reasonable cause that the respondents discriminated against the complainant by offering discriminatory terms and conditions based upon religion. The motion passed unanimously. Members voting "Yes" were: Arnold, Astrada, Bennett, Gaskins, Howard, Lynch, Melton, Murphy and Pohl.

01492, Jayson Wasserman v. Pioneer Heights Section One Property Owners Association Inc. and Cambridge Community Management, LLC

In the matter of **FHB File Number 2020-02266, Darrian Mays v. Interstate Investment Inc. and Dale Forest Investment, Inc.**, the Board reviewed the record which consisted of the Final Investigative Report, Case Analysis, Supplemental Final Investigative Report, and Revised Case Analysis. Jack Conner, attorney for the respondents, was present and addressed the Board. 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 refusing to rent based on color and race. The motion passed unanimously. Members voting "Yes" were: Arnold, Astrada, Bennett, Gaskins, Howard, Lynch, Melton, Murphy and Pohl.

FHB File Number 2020-02266, Darrian Mays v. Interstate Investment Inc. and Dale Forest Investment, Inc.

In the matter of **FHB File Number 2020-01430, Mary McNeal v. Gates Hudson Community Management LLC and Greenwich Hill Homeowners Association**, the Board reviewed the record which consisted of the Final Investigative Report, and Case Analysis. Mary McNeal, complainant, was present and addressed the Board. A motion was made by Mr. Lynch and seconded by Ms. Bennett to find no reasonable cause that the respondents discriminated against the complainant in terms, conditions, privileges or services and facilities based upon race. The motion passed by majority vote. Members voting "Yes" were: Arnold, Astrada, Bennett, Howard and Lynch. Members voting "No" were Gaskins, Murphy and Pohl.

FHB File Number 2020-01430, Mary McNeal v. Gates Hudson Community Management LLC and Greenwich Hill Homeowners Association

Ms. Melton did not vote or participate in the discussion in the matter and recused herself due to possible conflict of interest.

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Materials Contained
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In the matter of **FHB File Number 2020-01431, Linda Artson v. Gates Hudson Community Management LLC and Greenwich Hill Homeowners Association**, the Board reviewed the record which consisted of the Final Investigative Report, and Case Analysis. Linda Artson, complainant, was present and addressed the Board. A motion was made by Ms. Bennett to find no reasonable cause that the respondents discriminated against the complainant in terms, conditions, privileges or services and facilities based upon race, and retaliated because of the previously filed housing discrimination complaint, with no second the motion failed. A motion was made by Ms. Gaskins and seconded by Ms. Pohl to refer the matter to the Office of the Attorney General for official consultation. The motion passed unanimously. Members voting "Yes" were: Arnold, Astrada, Gaskins, Howard, Lynch, Murphy and Pohl. Bennett abstained from voting in the matter.

FHB File Number 2020-01431, Linda Artson v. Gates Hudson Community Management LLC and Greenwich Hill Homeowners Association

Ms. Melton did not vote or participate in the discussion in the matter and recused herself due to possible conflict of interest.

In the matter of **FHB File Number 2019-00219, George Hunter Browning and Mary Bennett-Browning v. Turtle Creek West Home Owner's Association, Inc. and Baird Stokes**, 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. Hunter Browning, complainant, Andrew Gerrish, attorney for Baird Stokes, respondent, and Melissa York, attorney for Turtle Creek West Home Owner's Association, Inc., respondent, were present and addressed the Board. A motion was made by Mr. Lynch and seconded by Mr. Murphy to find reasonable cause that the respondents discriminated against the complainant in violation of §36-96.3.B.ii of the *Code of Virginia* by refusing to make a reasonable accommodation for accessible parking; and by interfering with complainant's enjoyment of their dwelling and fair housing rights in violation of §36-96.5 of the *Code of Virginia*. The motion passed unanimously. Members voting "Yes" were: Arnold, Astrada, Bennett, Gaskins, Howard, Lynch, Melton, Murphy and Pohl.

FHB File Number 2019-00219, George Hunter Browning and Mary Bennett-Browning v. Turtle Creek West Home Owner's Association, Inc. and Baird Stokes

In the matter of **FHB File Number 2019-00801, Armani Thornton v. Ernest Hairston, III and Gia Hairston**, the

FHB File Number 2019-00801, Armani Thornton

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Board reviewed the record which consisted of the Final Investigative Report, Case Analysis, and Official Consultation Memorandum from the Office of the Attorney General. Ernest Hairston, respondent, addressed the Board by teleconference. A motion was made by Ms. Bennett and seconded by Mr. Lynch to find reasonable cause that the respondents discriminated against the complainant by imposing discriminatory terms and conditions based on disability in violation of §36-96.3.A.9 of the *Code of Virginia*; refusing to rent or make unavailable a dwelling by terminating complainant's lease based on disability in violation of §36-96.3.A.8 of the *Code of Virginia*; and making discriminatory statements based on disability in violation of §36-96.3.A.3 of the *Code of Virginia*. The motion passed unanimously. Members voting "Yes" were: Arnold, Astrada, Bennett, Gaskins, Howard, Lynch, Melton, Murphy and Pohl. A motion was made by Ms. Bennett and seconded by Mr. Lynch to find no reasonable cause the respondents discriminated against the complainant by refusing to make a reasonable accommodation by denying complainant's request to have a therapist present in violation of §36-96.3.B.ii of the *Code of Virginia*. The motion passed unanimously. Members voting "Yes" were: Arnold, Astrada, Bennett, Gaskins, Howard, Lynch, Melton, Murphy and Pohl.

**v. Ernest Hairston, III
and Gia Hairston**

In the matter of **FHB File Number 2019-02856, Karea Preston v. Richard and Sharon Kiefer**, 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. A motion was made by Mr. Lynch and seconded by Ms. Bennett to find reasonable cause that the respondents discriminated against the complainant by refusing to rent or otherwise make dwelling unavailable based on familial status in violation of §36-96.3.A.1 of the *Code of Virginia*; by making discriminatory statements with regard to renting a dwelling based on familial status in violation of §36-96.3.A.3 of the *Code of Virginia*. The motion passed unanimously. Members voting "Yes" were: Arnold, Astrada, Bennett, Gaskins, Howard, Lynch, Melton, Murphy and Pohl.

FHB File Number 2019-02856, Karea Preston v. Richard and Sharon Kiefer

In the matter of **FHB File Number 2020-02726, Laura Bomke v. Towers Apartments LLC, Michelle Reynolds,**

FHB File Number 2020-02726, Laura Bomke v.

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and Sentinel Properties, Inc., a motion was made by Mr. Lynch and seconded by Mr. Murphy to approve the terms of the conciliation agreement as agreed to by the parties. The motion passed unanimously. Members voting "Yes" were: Arnold, Astrada, Bennett, Gaskins, Howard, Lynch, Melton, Murphy and Pohl.

In the matter of **FHB File Number 2020-02735, Griselda Alvarado v. Park Homes LLC and Jane Koskinen**, a motion was made by Mr. Lynch and seconded by Mr. Murphy to approve the terms of the conciliation agreement as agreed to by the parties. The motion passed unanimously. Members voting "Yes" were: Arnold, Astrada, Bennett, Gaskins, Howard, Lynch, Melton, Murphy and Pohl.

In the matter of **FHB File Number 2021-00209, Miguelina Cotto-Lozano v. Granby House LLC and Berlin-Miles-Richels Investments, Inc. DBA BMR Investments, Inc.**, a motion was made by Mr. Lynch and seconded by Mr. Murphy to approve the terms of the conciliation agreement as agreed to by the parties. The motion passed unanimously. Members voting "Yes" were: Arnold, Astrada, Bennett, Gaskins, Howard, Lynch, Melton, Murphy and Pohl.

In the matter of **FHB File Number 2021-00039, Shelia O'Reilly v. AERC Westwind, LLC and Fairfield LLC and Fairfield Residential Company, LLC**, a motion was made by Mr. Lynch and seconded by Mr. Murphy to approve the terms of the conciliation agreement as agreed to by the parties. The motion passed unanimously. Members voting "Yes" were: Arnold, Astrada, Bennett, Gaskins, Howard, Lynch, Melton, Murphy and Pohl.

In the matter of **FHB File Number 2021-00280, Regina Rinker v. BTB Inc. and Elizabeth I. Board**, a motion was made by Mr. Lynch and seconded by Mr. Murphy to approve the terms of the conciliation agreement as agreed to by the parties. The motion passed unanimously. Members voting "Yes" were: Arnold, Astrada, Bennett, Gaskins, Howard, Lynch, Melton, Murphy and Pohl.

In the matter of **FHB File Number 2021-02547, Joyce Shropshire and John Shropshire v. Alls and Company, Malcolm W. Alls, and Priscilla G. Hottle**, a motion was made by Mr. Lynch and seconded by Mr. Murphy to approve the terms of the conciliation agreement as agreed to

Towers Apartments LLC, Michelle Reynolds, and Sentinel Properties, Inc.

FHB File Number 2020-02735, Griselda Alvarado v. Park Homes LLC and Jane Koskinen

FHB File Number 2021-00209, Miguelina Cotto-Lozano v. Granby House LLC and Berlin-Miles-Richels Investments, Inc. DBA BMR Investments, Inc.

FHB File Number 2021-00039, Shelia O'Reilly v. AERC Westwind, LLC and Fairfield LLC and Fairfield Residential Company, LLC

FHB File Number 2021-00280, Regina Rinker v. BTB Inc. and Elizabeth I. Board

FHB File Number 2021-02547, Joyce Shropshire and John Shropshire v. Alls and Company, Malcolm W. Alls, and

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by the parties. The motion passed unanimously. Members voting "Yes" were: Arnold, Astrada, Bennett, Gaskins, Howard, Lynch, Melton, Murphy and Pohl.

Priscilla G. Hottle

In the matter of **FHB File Number 2018-01101, Michael Williams and Patricia Thomas, deceased v. PRG Ashton Creek Associates, LLC dba Ashton Creek Apartments and PRG Real Estate Management, Inc.**, a motion was made by Mr. Lynch and seconded by Mr. Murphy to approve the terms of the conciliation agreement as agreed to by the parties. The motion passed unanimously. Members voting "Yes" were: Arnold, Astrada, Bennett, Gaskins, Howard, Lynch, Melton, Murphy and Pohl.

FHB File Number 2018-01101, Michael Williams and Patricia Thomas, deceased v. PRG Ashton Creek Associates, LLC dba Ashton Creek Apartments and PRG Real Estate Management, Inc.

In the matter of **FHB File Number 2021-00696, Jazmin M. Scales v. BPMS Woodview Associates, LP CAPREIT Residential Management, LLC**, a motion was made by Mr. Lynch and seconded by Mr. Murphy to approve the terms of the conciliation agreement as agreed to by the parties. The motion passed unanimously. Members voting "Yes" were: Arnold, Astrada, Bennett, Gaskins, Howard, Lynch, Melton, Murphy and Pohl.

FHB File Number 2021-00696, Jazmin M. Scales v. BPMS Woodview Associates, LP CAPREIT Residential Management, LLC

In the matter of **FHB File Number 2021-01109, Karin Eppard v. KGC Rentals LLC and CDC Rentals, LLC**, a motion was made by Mr. Lynch and seconded by Mr. Murphy to approve the terms of the conciliation agreement as agreed to by the parties. The motion passed unanimously. Members voting "Yes" were: Arnold, Astrada, Bennett, Gaskins, Howard, Lynch, Melton, Murphy and Pohl.

FHB File Number 2021-01109, Karin Eppard v. KGC Rentals LLC and CDC Rentals, LLC

A motion was made by Mr. Astrada and seconded by Mr. Lynch to reconsider, **FHB File Number 2020-01430, Mary McNeal v. Gates Hudson Community Management LLC and Greenwich Hill Homeowners Association**, a motion was made by Mr. Murphy and seconded by Ms. Gaskins to refer the matter to the Office of the Attorney General for official consultation. The motion passed unanimously. Members voting "Yes" were: Arnold, Astrada, Gaskins, Howard, Murphy and Pohl. Bennett and Lynch abstained from voting in the matter.

Reconsideration-FHB File Number 2020-01430, Mary McNeal v. Gates Hudson Community Management LLC and Greenwich Hill Homeowners Association

Ms. Melton did not vote or participate in the discussion in the matter and recused herself due to possible conflict of interest.

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Ms. Hardiman gave the Board an overview of the proposed Guidance Document as presented. No action was taken by the Board.

Administrative Issues

A motion was made by Ms. Bennett and seconded by Ms. Melton to approve the February 24, 2021, Fair Housing Education Committee report. The motion passed unanimously. Members voting "Yes" were: Arnold, Astrada, Bennett, Gaskins, Howard, Lynch, Melton, Murphy and Pohl.

New Business

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

The Board adjourned at 12:07 P.M.

Myra Howard, Chair

Mary Broz-Vaughan, Secretary

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DRAFT AGENDA

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

**Fair Housing Board
954630**

2020-2022 Biennium

April 2021

	April 2021 Activity	Biennium-to-Date Comparison	
		July 2018 - April 2019	July 2020 - April 2021
Cash/Revenue Balance Brought Forward			0
Revenues	2,925	26,150	24,530
Cumulative Revenues			24,530
Cost Categories:			
Board Expenditures	291	6,787	5,339
Board Administration	0	0	0
Administration of Exams	0	0	0
Enforcement	73,156	632,485	515,419
Legal Services	19,115	85,034	89,425
Information Systems	0	0	0
Facilities and Support Services	68	1,510	703
Agency Administration	0	0	0
Other / Transfers	0	0	0
Total Expenses	92,630	725,816	610,886
Transfer To/(From) Cash Reserves	(89,705)	0	(586,356)
Ending Cash/Revenue Balance			0

Cash Reserve Beginning Balance	(496,651)	0	0
Change in Cash Reserve	(89,705)	0	(586,356)
Cash Reserve Ending Balance	(586,356)	0	(586,356)

Number of Regulators	
Current Month	1,890
Previous Biennium-to-Date	2,214

DRAFT AGENDA
Materials contained in this agenda are proposed topics for discussion and are not to be construed as regulation or official Board positions.