

VIRGINIA FAIR HOUSING BOARD

MINUTES OF MEETING

February 18, 2026

The Fair Housing Board met at the Department of Professional and Occupational Regulation, 9960 Mayland Drive, Richmond, Virginia. The members indicated below were present. All members present were qualified to vote, except where a specific reason for disqualification is stated. There are twelve (12) members on this Board, in which seven (7) constitutes a quorum pursuant to § 54.1-2344.

Board members present for the meeting:

Amanda Buyalos, Chair
Shion Fenty
Barry Moore
Brian Reagan
Stanley Reid
Steven Rivera
Angelo Phillos
Jayan “Jay” Som
John Scott

Board members absent from the meeting:

Stuart “Gray” Gilchrist
Morton “Tracy” Marks, III, Vice-Chair
Angela West

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

Laura McClintock, Agency Director
Stephen Kirschner, LRPD Director
Anika Coleman, Executive Director
Liz Hayes, Fair Housing Director
Donnittria Mosby, Assistant Fair Housing Director
Joseph Haughwout, Regulatory Affair Manager
Jennifer Plummer, Regulatory Operations Administrator
Shaifali Prajapati, Administrative Coordinator

Brittany “Elle” Hinton from the Office of the Attorney General was present.

Buyalos called the meeting to order at 10:03 A.M.

CALL TO ORDER

Coleman reviewed the emergency evacuation procedures.

Emergency Evacuation

Buyalos determined that a quorum was present.

Determination of Quorum

Moore moved to approve the agenda. **Fenty seconded** the motion which was unanimously approved by members: Buyalos, Fenty, Moore, Phillos, Reagan, Reid, Rivera, Som, and Scott.

APPROVAL OF AGENDA

Fenty moved to approve the minutes from the December 03, 2025, Board meeting. **Rivera seconded** the motion which was unanimously approved by members: Buyalos, Fenty, Moore, Phillos, Reagan, Reid, Rivera, Som, and Scott.

APPROVAL OF MINUTES

Introductions were made by Committee and DPOR Staff.

WELCOME AND INTRODUCTIONS

There was no public comment.

PUBLIC COMMENT

Hayes, Fair Housing Administrator, updated the Board on the current investigative case load.

FAIR HOUSING ADMINISTRATOR'S REPORT

In the matter of **Andrea Rustin v. Cathy Miller, Franklin Group Companies, LLC, Jim Walter and Hull Street Senior LP, FHB File Number: 2026-00040**, the Board reviewed the record which consisted of the Final Investigative Report, and Case Analysis. Neither the complainant or respondent attended the Board meeting in person, by counsel, nor by any other qualified representative.

Andrea Rustin v. Cathy Miller, Franklin Group Companies, LLC, Jim Walter and Hull Street Senior LP
FHB File Number: 2026-00040
HUD File Number: 03-25-6265-8

Som moved to find no reasonable cause to believe the respondents discriminated against the complainant by:

- Coercing, intimidating, harassing, or interfering (sexual harassment), based on the Complainant's sex.

Moore seconded the motion which was unanimously approved by members: Buyalos, Fenty, Moore, Phillos, Reagan, Reid, Rivera, Som, and Scott.

In the matter of **Morgan Steele Adler Tickle and Erin Reilly v. Wendell Brown, Bernardo Joseph Guiliano Trust and Jane Partridge Guiliano Trust, FHB File Number: 2024-02456**, the Board reviewed the record which consisted of the Final Investigative Report, and Case Analysis. Neither the complainant or respondent attended the Board meeting in person, by counsel, nor by any other qualified representative.

Morgan Steele Adler Tickle and Erin Reilly v. Wendell Brown, Bernardo Joseph Guiliano Trust and Jane Partridge Guiliano Trust

Som moved to find no reasonable cause to believe the respondents discriminated against the complainant by:

- Imposing discriminatory terms and conditions based on the Complainants' familial status, and;
- By otherwise making housing unavailable based on the Complainants' familial status.

Reagan seconded the motion which was unanimously approved by members: Buyalos, Fenty, Moore, Phillos, Reagan, Reid, Rivera, Som, and Scott.

In the matter of **Shelby Jackson v. Michael Blount and St. Alban's Lofts, LLC**, **FHB File Number: 2023-01317**, **Fenty moved** to approve the conciliation agreement, **seconded by Scott** in which the motion was unanimously approved by members: Buyalos, Fenty, Moore, Reagan, Reid, Rivera, Som, and Scott.

In the matter of **Claire Corbin v. Sweet Briar Institute dba Sweet Briar College**, **FHB File Number: 2024-00654**, **Scott moved** to approve the conciliation agreement, **seconded by Fenty** in which the motion was unanimously approved by members: Buyalos, Fenty, Moore, Phillos, Reagan, Reid, Rivera, Som, and Scott.

In the matter of **Dana Wyatt v. Woodie Rental Properties LLC, Woodie Property Management, LLC and Julie Tuck**, **FHB File Number: 2025-01690**, **Reagan moved** to approve the conciliation agreement, **seconded by Scott** in which the motion was unanimously approved by members: Buyalos, Fenty, Moore, Phillos, Reagan, Reid, Rivera, Som, and Scott.

FHB File Number: 2024-02456
HUD File Number: 03-24-4880-8
{Referred to OAG for Official Consultation}

Shelby Jackson v. Michael Blount and St. Alban's Lofts, LLC¹
FHB File Number: 2023-01317
HUD File Number: 03-23-2941-8
{Conciliation: Familial Status}

Claire Corbin v. Sweet Briar Institute dba Sweet Briar College
FHB File Number: 2024-00654
HUD File Number: 03-23-3898-8
{Conciliation: Disability}

Dana Wyatt v. Woodie Rental Properties LLC, Woodie Property Management, LLC and Julie Tuck
FHB File Number: 2025-01690
HUD File Number: N/A
{Conciliation: Source of Funds}

In the matter of **Housing Rights Initiative v. Towers Associates II LLC, Dweck Properties LTD, Bridget Bell, and Sophia Gonzaga**, FHB File Number: 2026-00096, Phillos moved to approve the conciliation agreement, seconded by Moore in which the motion was unanimously approved by members: Buyalos, Fenty, Moore, Phillos, Reagan, Reid, Rivera, Som, and Scott.

Housing Rights Initiative v. Towers Associates II LLC, Dweck Properties LTD, Bridget Bell, and Sophia Gonzaga
FHB File Number: 2026-00096
HUD File Number: N/A
{Conciliation: Source of Funds}

Hayes updated the Board on the current Fair Housing Education Committee Report.

EDUCATION

Hinton provided the Board with Litigation Updates from the Office of the Attorney General.

NEW BUSINESS

Litigation Update

Coleman provided the Board with financial updates.

Executive Director's Update

Haughwout informed the Board of the Fair Housing Board Renewal Notifications Amendment. **Scott moved** to approve the Amendment, **seconded by Fenty**, in which the motion was unanimously approved by members: Buyalos, Fenty, Moore, Phillos, Reagan, Reid, Rivera, Som, and Scott.

Fair Housing Board Renewal Notifications Amendment

Buyalos reminded the Board to complete the Conflict-of Interest Statement and Travel Reimbursement Forms.

COMPLETION OF PAPERWORK

There being no further business, the meeting adjourned at 11:57 A.M.

ADJOURN

Amanda Buyalos, Chair

Laura McClintock, Secretary