

VIRGINIA FAIR HOUSING BOARD

MINUTES OF MEETING

February 22, 2023

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
Candice L. Bennett
Colin Arnold
Amanda Buyalos
Amanda Pohl
Morton 'Tracy' Marks, III

Board member absent from the meeting: Larry Murphy, Vice-Chair
 Scott Astrada
 Stuart 'Gray' Gilchrist
 Dean Lynch
 Owen R. Morgan

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

Demetrios Melis, Director
Tom Payne, Deputy Director
Stephen Kirschner, Deputy Director
Liz Hayes, Fair Housing Administrator
Deanda Shelton, Assistant Fair Housing Administrator
Emily Trent, Administrative Coordinator
Angela Keefe-Thomas, Fair Housing Investigator
Loraine Schroeder, Fair Housing Investigator
Donnitria Mosby, Fair Housing Investigator

Todd Shockley, Assistant Attorney General, with the Office of the Attorney General was present.

Ms. Howard called the meeting to order at 10:19 A.M. **Call to Order**

A motion was made by Ms. Buyalos and seconded by Ms. Bennett to approve the Agenda. The motion passed unanimously. Members voting "Yes" were: Arnold, Bennett, Buyalos, Howard, Marks and Pohl. **Agenda**

A motion was made by Ms. Bennett and seconded by Mr. Arnold to approve the December 7, 2022, Fair Housing Board Meeting minutes. The motion passed unanimously. Members voting "Yes" were: Arnold, Bennett, Buyalos, Howard, Marks and Pohl.

Minutes

There was no public comment.

Public Comment

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

Fair Housing
Administrator's Report

In the matter of **FHB File Number 2021-02865, Ashley Grube and Bryan Grube v. Intown Suites Virginia Beach, LLC**, the case was deferred.

FHB File Number 2021-
02865, Ashley Grube and
Bryan Grube v. Intown
Suites Virginia Beach,
LLC

In the matter of **FHB File Number 2022-00602, Tamika Thomas v. Foliang Chen and Shiping Peng**, the case was deferred.

FHB File Number 2022-
00602, Tamika Thomas v.
Foliang Chen and Shiping
Peng

In the matter of **FHB File Number 2022-02755, Jimmy Landrom Sr. and Stacia Landrom v. Navy Federal Credit Union, Victor Soares and Melissa Westerfield**, the Board reviewed the record which consisted of the Final Investigative Report, and Case Analysis. CPR, Jimmy Landrom, Sr., complainant, was present and addressed the Board.

FHB File Number 2022-
02755, Jimmy Landrom
Sr. and Stacia Landrom
v. Navy Federal Credit
Union, Victor Soares and
Melissa Westerfield

At 10:35 A.M., Mr. Marks offered a motion which was seconded by Ms. Bennett, 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 will be in attendance to reasonably aid the consideration of the topic: Tom Payne, Liz Hayes, Stephen Kirschner, Demetrios Melis and Todd Shockley.

Closed Session

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

4. **FHB File Number 2022-02755, Jimmy Landrom Sr.**

**and Stacia Landrom v. Navy Federal Credit Union,
Victor Soares and Melissa Westerfield**

At 10:57 A.M., a motion was made by Ms. Buyalos and seconded by Mr. Marks that the Board reconvene in open session.

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

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 the 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: 6-0

AYES: Arnold, Bennett, Buyalos, Howard, Marks and Pohl.

NAYS: None.

ABSENT DURING THE VOTE: None.

ABSENT DURING THE MEETING: Astrada, Gilchrist, Lynch, Morgan and Murphy.

In the matter of **FHB File Number 2022-02755, Jimmy Landrom Sr. and Stacia Landrom v. Navy Federal Credit Union, Victor Soares and Melissa Westerfield**, a motion was made by Ms. Bennett and seconded by Mr. Arnold to find no reasonable cause that the respondents discriminated against the complainant by subjecting them to discriminatory financing based upon race. The motion passed by majority vote. Members voting "Yes" were:

FHB File Number 2022-02755, Jimmy Landrom Sr. and Stacia Landrom v. Navy Federal Credit Union, Victor Soares and Melissa Westerfield

Arnold, Bennett, Buyalos, Howard and Pohl. Member voting "No" was Marks.

In the matter of **FHB File Number 2022-02625, Trevor York and Sherwood Cofer II v. Carlos Wilson, JRK Property Holdings Inc. and Heritage at Freemason Apartments Property Owner, LLC**, the Board reviewed the record which consisted of the Final Investigative Report, and Case Analysis. Dr. Trevor York, complainant, was present and addressed the Board. A motion was made by Ms. Buyalos and seconded by Ms. Bennett to find no reasonable cause that the respondents discriminated against the complainant by refusing to rent in terms and conditions related to a rental based upon race or sex/sexual orientation. The motion passed unanimously. Members voting "Yes" were: Arnold, Bennett, Buyalos, Howard, Marks and Pohl.

FHB File Number 2022-02625, Trevor York and Sherwood Cofer II v. Carlos Wilson, JRK Property Holdings Inc. and Heritage at Freemason Apartments Property Owner, LLC

In the matter of **FHB File Number 2021-02588, Penny Warden v. Gilbert Real Estate, LLC**, the Board reviewed the record which consisted of the Final Investigative Report, and Case Analysis. A motion was made by Mr. Arnold and seconded by Ms. Bennett to find no reasonable cause that the respondents discriminated against the complainant by refusing to rent, imposing discriminatory terms and conditions, or by failing to make a reasonable accommodation based upon disability. The motion passed unanimously. Members voting "Yes" were: Arnold, Bennett, Buyalos, Howard, Marks and Pohl.

FHB File Number 2021-02588, Penny Warden v. Gilbert Real Estate, LLC

In the matter of **FHB File Number 2021-02650, Keisha Manning and Wilson Lodge v. Roanoke Owner 1 LLC and The Solomon Organization LLC**, the Board reviewed the record which consisted of the Final Investigative Report, and Case Analysis. A motion was made by Ms. Buyalos and seconded by Ms. Bennett to find no reasonable cause that the respondents discriminated against the complainants by otherwise making housing unavailable or imposing discriminatory terms and conditions based upon race and national origin. The motion passed unanimously. Members voting "Yes" were: Arnold, Bennett, Buyalos, Howard, Marks and Pohl.

FHB File Number 2021-02650, Keisha Manning and Wilson Lodge v. Roanoke Owner 1 LLC and The Solomon Organization LLC

In the matter of **FHB File Number 2021-02651, Alice Kyle v. Star View Management, Inc., Arellano Properties, LLC and Elizabeth Rector**, the Board reviewed the record

FHB File Number 2021-02651, Alice Kyle v. Star View Management, Inc.,

which consisted of the Final Investigative Report, and Case Analysis. A motion was made by Ms. Bennett and seconded by Mr. Arnold to find no reasonable cause that the respondents discriminated against the complainant by offering discriminatory terms and conditions, otherwise making housing unavailable, refusing to make a reasonable accommodation, or retaliating based upon race or disability. The motion passed unanimously. Members voting "Yes" were: Arnold, Bennett, Buyalos, Howard, Marks and Pohl.

**Arellano Properties, LLC
and Elizabeth Rector**

In the matter of **FHB File Number 2022-01110, April Audiffred v. Justin Freeman, Bella Apartments, LLC and LC and WB, LLC**, the Board reviewed the record which consisted of the Final Investigative Report, and Case Analysis. A motion was made by Ms. Buyalos and seconded by Ms. Bennett to find no reasonable cause that the respondents discriminated against the complainant by otherwise making housing unavailable based upon source of funds. The motion passed unanimously. Members voting "Yes" were: Arnold, Bennett, Buyalos, Howard, Marks and Pohl.

**FHB File Number 2022-
01110, April Audiffred v.
Justin Freeman, Bella
Apartments, LLC and LC
and WB, LLC**

In the matter of **FHB File Number 2022-01970, Julie Murphy v. Preddy Gables, LLC and Fried Companies, Inc.**, the Board reviewed the record which consisted of the Final Investigative Report, and Case Analysis. A motion was made by Ms. Pohl 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 permit her to make a reasonable modification, or by refusing to provide a reasonable accommodation based upon disability. The motion passed unanimously. Members voting "Yes" were: Arnold, Bennett, Buyalos, Howard, Marks and Pohl.

**FHB File Number 2022-
01970, Julie Murphy v.
Preddy Gables, LLC and
Fried Companies, Inc.**

In the matter of **FHB File Number 2022-02490, Shuntra Muse and Mark Johnson v. Delores Laprad**, the Board reviewed the record which consisted of the Final Investigative Report, and Case Analysis. A motion was made by Mr. Arnold and seconded by Ms. Buyalos to find no reasonable cause that the respondent discriminated against the complainants by otherwise making housing unavailable or offering discriminatory terms and conditions based upon race. The motion passed unanimously. Members voting "Yes" were: Arnold, Bennett, Buyalos, Howard,

**FHB File Number 2022-
02490, Shuntra Muse and
Mark Johnson v. Delores
Laprad**

Marks and Pohl.

In the matter of **FHB File Number 2022-00138, Kisha Robinson v. Craig Mottley and Gilberton Mottley**, the Board reviewed the record which consisted of the Final Investigative Report, and Case Analysis. Written statements were submitted from Ms. Robinson, complainant, and Irving Goldstein, attorney for the respondents, and read to the Board by Investigator Mosby. A motion was made by Ms. Buyalos and seconded by Ms. Bennett to find no reasonable cause that the respondents discriminated against the complainant by refusing to make a reasonable accommodation, discriminating in the provisions of services and facilities, otherwise making housing unavailable based upon disability or in retaliation for exercising a protected right under the Fair Housing Act. The motion passed unanimously. Members voting "Yes" were: Arnold, Bennett, Buyalos, Howard, Marks and Pohl.

FHB File Number 2022-00138, Kisha Robinson v. Craig Mottley and Gilberton Mottley

Mr. Shockley provided the Board with the litigation update.

Litigation Summary

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

New Business

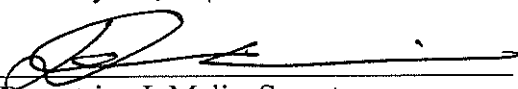
Mr. Kirschner advised the Board that a presentation will be made at the next board meeting on regulatory review and a committee will be formed to start the regulatory review process. No action was taken by the Board.

Ms. Hayes announced that board training would be scheduled in the spring, and to expect additional information prior to the next board meeting. No action was taken by the Board.

The Board adjourned at 11:24 A.M.



Dean Lynch, Board Member



Demetrios J. Melis, Secretary

STATE AND LOCAL GOVERNMENT
CONFLICT OF INTERESTS ACT

TRANSACTIONAL DISCLOSURE STATEMENT
for Officers and Employees of State Government

1. Name: Candice L. Bennett
(Name of Board Member)
2. Title: Board Member
3. Agency: Fair Housing Board
(Name of Board)
4. Meeting/IFF Date: February 22, 2023
(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

2 / 22 / 23
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: February 22, 2023
(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

2.22.2023
Date

STATE AND LOCAL GOVERNMENT
CONFLICT OF INTERESTS ACT

TRANSACTIONAL DISCLOSURE STATEMENT
for Officers and Employees of State Government

1. Name: Amanda Pohl
(Name of Board Member)
2. Title: Board Member
3. Agency: Fair Housing Board
(Name of Board)
4. Meeting/IFF Date: February 22, 2023
(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

2/22/23
Date

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

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

1. Name: Amanda Buyalos
(Name of Board Member)
2. Title: Board Member
3. Agency: Fair Housing Board
(Name of Board)
4. Meeting/IFF Date: February 22, 2023
(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.

Amanda Buyalos
Signature

2/22/2023
Date

STATE AND LOCAL GOVERNMENT
CONFLICT OF INTERESTS ACT

TRANSACTIONAL DISCLOSURE STATEMENT
for Officers and Employees of State Government

1. Name: Colln Arnold
(Name of Board Member)
2. Title: Board Member
3. Agency: Fair Housing Board
(Name of Board)
4. Meeting/IFF Date: February 22, 2023
(Date)

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

Ⓞ APRIL AND FRED VS JUSTIN FREEMAN 2022-01970
(Agenda Item)

Nature of Personal Interest Affected by Transaction: COMMON WEALTH

CATHOLIC CHARITIES IS A CUSTOMER

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

02/22/23
Date

STATE AND LOCAL GOVERNMENT
CONFLICT OF INTERESTS ACT

TRANSACTIONAL DISCLOSURE STATEMENT
for Officers and Employees of State Government

1. Name: Morton 'Tracy' Marks, III
(Name of Board Member)
2. Title: Board Member
3. Agency: Fair Housing Board
(Name of Board)
4. Meeting/IFF Date: February 22, 2023
(Date)
5. I have a personal interest in the following transaction:

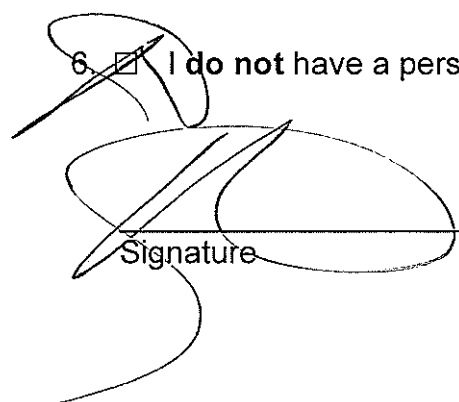
(Agenda Item)

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

2/22/23
Date

