

# FAIR HOUSING BOARD

Wednesday, June 11, 2025 – 10:00 a.m.  
2<sup>nd</sup> Floor – Board Room 2

Department of Professional and Occupational Regulation  
9960 Mayland Drive  
Richmond, Virginia 23233

**Mission:** Our mission is to protect the health, safety and welfare of the public by licensing qualified individuals and businesses enforcing standards of professional conduct for professions and occupations as designated by statute.

## I. CALL TO ORDER

- a. Emergency Egress
- b. Determination of Quorum

## II. APPROVAL OF AGENDA

## III. APPROVAL OF MINUTES

- a. Fair Housing Board Meeting, April 23, 2025

## IV. PUBLIC COMMENT PERIOD **\*FIVE MINUTE PUBLIC COMMENT, PER PERSON\***

## V. FAIR HOUSING REPORT

- a. Fair Housing Administrator's Report

## VI. FAIR HOUSING CASE FILES

1. Devyn Holsey v. Dobrin Property Management, LLC and Claiborne Court, LLC  
FHB File Number: 2024-00827  
HUD File Number: 03-23-3903-8
2. Farod Holman v. Palms Associates, LLC and Lakefield Mews Associates, LLC  
FHB File Number: 2024-02737  
HUD File Number: 03-24-4858-8
3. Marisa Hess v. Troy Watson, Paradigm Management LP and Potomac Club Residence LP  
FHB File Number: 2024-01819  
HUD File Number: 03-24-4242-8
4. Karla Angeli-Rivera v. Orchardcrest Apartments LLC, Page-Brooke Developments and Becky Welsh  
FHB File Number: 2025-00537  
HUD File Number: 03-24-5129-8
5. Shana Jeffery and Brooke Taylor v. Hoang Paul Tran  
FHB File Number: 2025-01651  
HUD File Number: 03-25-5486-8

6. Tameka Massey and Estate of Andre Tyrone Lassiter, Sr. v. Coventry Apartments LLC and Julie Wilson  
FHB File Number: 2022-02550  
HUD File Number: N/A  
**{Referred to OAG for Official Consultation}**  
*Appointment- Brenda Castanenda, Attorney for Complainant*  
*Appointment- HR Ashe, Respondent*
7. Nancy Strosnider v. Jack Wampler, Jr., Wampler’s Mobile Homes, LLC and Wampler’s Homes, Inc.  
FHB File Number: 2025-00649  
HUD File Number: 03-24-5118-8  
**{Referred to OAG for Official Consultation}**

## **VII. EDUCATION**

### Fair Housing Course Approval Application

1. 0214030607 - Complete Overview and Understanding of the Virginia Fair Housing Law 2.0 (Classroom), 2 hours Fair Housing, County of Loudoun Virginia
2. 0214030660 - Complete Overview and Understanding of the Virginia Fair Housing Law 2.0 (On-line), 2 hours Fair Housing, County of Loudoun Virginia
3. 0214030661 – Complete Overview and Understanding of the Virginia Fair Housing Law 3.0 (On-line), 3 hours Fair Housing, County of Loudoun Virginia
4. 0214030662 - Complete Overview and Understanding of the Virginia Fair Housing Law 3.0 (Classroom), 3 hours Fair Housing, County of Loudoun Virginia

## **VIII. NEW BUSINESS**

- a. Litigation Update
- b. Executive Director’s Update

## **IX. OTHER BOARD BUSINESS**

- a. Conciliation Agreement Update

## **X. COMPLETE CONFLICT OF INTEREST FORM AND TRAVEL VOUCHER**

- a. Travel Voucher
- b. Conflict of Interest Form

## **XI. ADJOURNMENT**

### **NEXT MEETING SCHEDULED FOR WEDNESDAY, AUGUST 27, 2025**

- ❖ Agenda materials made available to the public do not include disciplinary case files or application files pursuant to §54.1-108 of the Code of Virginia.
- ❖ Five-minute public comment, per person, with the exception of any open disciplinary or application file.
- ❖ Persons desiring to participate in the meeting and requiring special accommodations or interpretative services should contact the Department at (804) 367-2785 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.

**PERIMETER CENTER CONFERENCE CENTER**  
**EMERGENCY EVACUATION OF BOARD AND TRAINING ROOMS**  
(Script to be read at the beginning of each meeting.)

**PLEASE LISTEN TO THE FOLLOWING INSTRUCTIONS ABOUT EXITING THE PREMISES IN THE EVENT OF AN EMERGENCY.**

In the event of a fire or other emergency requiring the evacuation of the building, alarms will sound. When the alarms sound, leave the room immediately. Follow any instructions given by Security staff

**Board Room 1**

Exit the room using one of the doors at the back of the room. Upon exiting the room, turn **RIGHT**. Follow the corridor to the emergency exit at the end of the hall.

Upon exiting the building, proceed straight ahead through the parking lot to the fence at the end of the lot. Wait there for further instructions.

**Board Room 2**

Exit the room using one of the doors at the back of the room. (Point) Upon exiting the room, turn **RIGHT**. Follow the corridor to the emergency exit at the end of the hall.

Upon exiting the building, proceed straight ahead through the parking lot to the fence at the end of the lot. Wait there for further instructions.

You may also exit the room using the side door, turn **Right** out the door and make an immediate **Left**. Follow the corridor to the emergency exit at the end of the hall.

Upon exiting the building, proceed straight ahead through the parking lot to the fence at the end of the lot. Wait there for further instructions.

**Board Rooms 3 and 4**

Exit the room using one of the doors at the back of the room. Upon exiting the room, turn **RIGHT**. Follow the corridor to the emergency exit at the end of the hall.

Upon exiting the building, proceed straight ahead through the parking lot to the fence at the end of the lot. Wait there for further instructions.

**Training Room 1**

Exit the room using one of the doors at the back of the room. Upon exiting the room, turn **LEFT**. Follow the corridor to the emergency exit at the end of the hall.

Upon exiting the building, proceed straight ahead through the parking lot to the fence at the end of the lot. Wait there for further instructions.

**Training Room 2**

Exit the room using one of the doors at the back of the room. Upon exiting the doors, turn **LEFT**. Follow the corridor to the emergency exit at the end of the hall.

Upon exiting the building, proceed straight ahead through the parking lot to the fence at the end of the lot. Wait there for further instructions.

## **DETERMINATION OF QUORUM:**

- The Fair Housing Board, consist of twelve members, adheres to the requirement that a quorum, defined as the minimum number of members necessary to conduct official business, is constituted by seven board members in accordance with [§ 54.1-2344](#).

DRAFT AGENDA  
Materials contained in this agenda are proposed topics for discussion  
And are not to be construed as regulation or official board position  
DRAFT AGENDA

## VIRGINIA FAIR HOUSING BOARD

### MINUTES OF MEETING

April 23, 2025

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:

Scott Astrada, Chair  
Shion Fenty  
Dean Lynch (departed 11:29 A.M.)  
Morton “Tracy” Marks, III (departed 1:10 P.M.)  
Angelo Phillos  
Steven Rivera (departed 1:11 P.M.)  
Jayan “Jay” Som (departed at 1:10 P.M.)  
John Scott  
Angela West

#### Board members absent from the meeting:

Amanda Buyalos, Vice-Chair  
Stuart “Gray” Gilchrist

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

Brian Wolford, Agency Director  
Jeb Wilkinson, Chief Deputy Director  
Stephen Kirschner, LRPD Deputy Director  
Tom Payne, CID Deputy Director  
Anika Coleman, Executive Director  
Lizbeth Hayes, Fair Housing Director  
Donnitria Mosby, Assistant Fair Housing Director  
Breanne Lindsey, Regulatory Operations Administrator  
Gezelle Glasgow, Administrative Coordinator  
Joseph Haughwout, Regulatory Affairs Manager  
Leigh Ledford, Program Conciliator

Joel Taubman, Brittany “Elle” Hinton, and Brittany Sadler Berky from the Office of the Attorney General were present.

Mr. Astrada called the meeting to order at 10:00 A.M.

**CALL TO ORDER**

Ms. Coleman reviewed the emergency evacuation procedures.

**Emergency  
Evacuation**

Mr. Astrada determined that a quorum was present.

**Determination of  
Quorum**

**Mr. Lynch moved** to approve the agenda. **Mr. Phillos seconded** the motion which was unanimously approved by members: Astrada, Fenty, Lynch, Marks, Phillos, Som, Scott, Rivera, and West.

**APPROVAL OF  
AGENDA**

**Ms. Fenty moved** to approve the minutes from the December 03, 2024, Board meeting. **Mr. Marks seconded** the motion which was unanimously approved by members: Astrada, Fenty, Lynch, Marks, Phillos, Som, Scott, Rivera, and West.

**APPROVAL OF  
MINUTES**

Mr. Astrada welcomed staff and guests of the audience. Mr. Astrada also welcomed new Board member, Mr. Som.

**WELCOME AND  
INTRODUCTIONS**

Mr. Astrada read the following resolution for consideration by the Board.

**Department of Professional and  
Occupational Regulation**

**RESOLUTION**

**Fair Housing Board**

Resolution To

***Owen Morgan***

**WHEREAS**, Owen Morgan, has faithfully and diligently served as a member of the Fair Housing Board since 2022; and

**WHEREAS**, Owen Morgan, has devoted generously of his time, talent and leadership to the Board; and

**WHEREAS**, Owen Morgan, has endeavored at all times to render decisions with fairness, good judgment, and in the best interest of the Board; and

**WHEREAS**, the Fair Housing Board wishes to acknowledge its gratitude and deepest appreciation for devoted service of a person who is held in high esteem by the members of the Board and the citizens of the Commonwealth.

**NOW THEREFORE BE IT RESOLVED**, by the Fair Housing Board this twenty-third day of April 2025 that Owen Morgan be given all honors and respect due him for his outstanding service to the Commonwealth and its citizens and the Fair Housing Board; and

**BE IT FURTHER RESOLVED**, that this Resolution be presented to him and be made a part of the official minutes of the Board so that all may know of the high regard in which he is held.

The Board in consensus adopted the resolution as written.

There was no public comment.

Ms. Coleman led a professional development session for the Fair Housing Board.

**PUBLIC COMMENT**

**PROFESSIONAL  
DEVELOPMENT  
SESSION**

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

**FAIR HOUSING  
ADMINISTRATOR'S  
REPORT**

In the matter of **Sade C. Garnett v. Richmond Garden LLC and Westminster Management LLC FHB File Number: 2024-02161**, 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.

**Sade C. Garnett v.  
Richmond Garden  
LLC and Westminster  
Management  
LLC**

**FHB File Number:  
2024-02161**

**HUD File Number:  
03-24-4569-8**

**Mr. Lynch moved** to find no reasonable cause to believe the respondents discriminated against the complainant by:

- Failing to make a reasonable accommodation,
- Imposing discriminatory terms and conditions, or
- Otherwise making housing unavailable based on the complainant's disability.

**Ms. Fenty seconded** the motion which was unanimously approved by members: Astrada, Fenty, Lynch, Marks, Phillos, Som, Scott, Rivera, and West.

In the matter of **Mike Guariglia v. Mid-America Apartment** **Mike Guariglia v.**

**Communities Inc. and CRITVA-IV, Inc. FHB File Number: 2025-00327**, the Board reviewed the record which consisted of the Final Investigative Report, and Case Analysis. Ryker Eley and Gigi McGown, attorneys for the respondent, addressed the Board by telephone.

**Mr. Lynch moved** to find no reasonable cause to believe the respondents discriminated against the complainant:

- By imposing discriminatory terms and conditions based on the complainant's disability.

**Ms. Fenty seconded** the motion which was unanimously approved by members: Astrada, Fenty, Lynch, Marks, Phillos, Som, Scott, Rivera, and West.

Mr. Som recused himself from the following case file:

**Meagan R. Justus v. Community Group, Inc. dba Associa and Brian Atkins FHB File Number: 2025-00591**

In the matter of **Meagan R. Justus v. Community Group, Inc. dba Associa and Brian Atkins FHB File Number: 2025-00591**, the Board reviewed the record which consisted of the Final Investigative Report, and Case Analysis. Jessica Mason, Fair Housing advocate for the complainant was present and addressed the Board.

**Mr. Lynch moved** to no reasonable cause to believe the respondents discriminated against the complainant by failing to make a reasonable accommodation or by imposing discriminatory terms and conditions based on the complainant's disability.

**Ms. West seconded** the motion which was unanimously approved by members: Astrada, Fenty, Lynch, Marks, Phillos, Scott, Rivera, and West.

In the matter of **Ashley Banks v. Cardinal View LLC and Jennifer Zeman FHB File Number: 2025-00589**, the Board reviewed the record which consisted of the Final Investigative Report, and Case Analysis. Jessica Mason, Fair Housing advocate for the complainant was present and addressed the Board.

**Mr. Lynch moved** to find no reasonable cause to believe the respondents discriminated against the complainant by:

- Failing to make a reasonable accommodation;
- Refusing to rent, or;
- Imposing discriminatory terms and conditions based on the complainant's disability.

**Mid-America  
Apartment  
Communities Inc. and  
CRITVA-  
IV, Inc.  
FHB File Number:  
2025-00327  
HUD File Number:  
03-24-5008-8**

**Recusal of Board  
Member**

**Meagan R. Justus v.  
Community Group,  
Inc. dba Associa and  
Brian Atkins  
FHB File Number:  
2025-00591  
HUD File Number:  
03-24-5142-8**

**Ashley Banks v.  
Cardinal View LLC  
and Jennifer Zeman  
FHB File Number:  
2025-00589  
HUD File Number:  
03-24-5095-8**

**Ms. Marks seconded** the motion which was unanimously approved by members: Astrada, Fenty, Lynch, Marks, Phillos, Som, Scott, Rivera, and West.

In the matter of **Kiara Roundtree v. Ian Hermann, Peter Ginzburg and Ginz Properties FHB File Number: 2024-00978**, the Board reviewed the record which consisted of the Final Investigative Report, Case Analysis, and Official Consultation Memorandum from the Office of Attorney General. Neither the complainant or respondent attended the Board meeting in person, by counsel, nor by any other qualified representative.

**Kiara Roundtree v. Ian Hermann, Peter Ginzburg and Ginz Properties**  
**FHB File Number: 2024-00978**  
**HUD File Number: 03-24-4553-8**

At 10:38 A.M., Mr. Scott moved 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:

**Closed Session**

Brian Wolford  
Jeb Wilkinson  
Stephen Kirschner  
Tom Payne  
Anika Coleman  
Liz Hayes  
Donnitria Mosby  
Joel Taubman  
Brittany Hinton  
Brittany Berky  
David Dendulk (ADA support for Angela West).

Mr. Phillos seconded the motion which was unanimously approved by members: Astrada, Fenty, Lynch, Marks, Phillos, Som, Scott, Rivera, and West.

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

**Kiara Roundtree v. Ian Hermann, Peter Ginzburg and Ginz Properties**

**FHB File Number: 2024-00978**

**HUD File Number: 03-24-4553-8**

At 10:49 A.M., the Board members agreed by consensus to adjourn the closed meeting and reconvene in an open meeting.

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 of Closed Meeting**

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 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:9-0

AYES: Astrada, Fenty, Lynch, Marks, Phillos, Rivera, Scott, Som, and West.

NAYS: None.

ABSENT DURING THE VOTE: None.

ABSENT DURING THE MEETING: Stuart "Gray" Gilchrist and Amanda Buyalos.

Upon reconvening in an open session, **Mr. Lynch moved** to find reasonable cause to believe that:

**Reconvene in Open Session**

- the Respondents imposed upon Complainant discriminatory terms, conditions, or privileges in the provision of service or facilities in connection to the rental of a dwelling because of familial status.
- the Respondents refused to rent or otherwise make unavailable or deny, a dwelling to Complainant because of familial status
- the Respondents made, printed, or published, or caused to be made, printed, or published any notice, statement, or advertisement, with respect to the rental of a dwelling that indicates any preference, limitation, or discrimination or an intention to make any such preference, limitation, or discrimination on the basis familial status

**Mr. Scott seconded** the motion which was unanimously approved by members: Astrada, Fenty, Lynch, Marks, Phillos, Som, Scott, Rivera, and

West.

In the matter of **Rasheeta Owens v. Ronald Kondoff, Graydon RAK LLC and RAK ANK Realty Investments, LLC FHB File Number: 2024-01276**, the Board reviewed the record which consisted of the Final Investigative Report, Case Analysis, and Official Consultation Memorandum from the Office of Attorney General. Neither the complainant or respondent attended the Board meeting in person, by counsel, nor by any other qualified representative.

**Mr. Lynch moved** to find reasonable cause believe that:

- the Respondents otherwise made rental housing unavailable to the Complainant because of familial status.
- with respect to the rental of a dwelling Respondents discriminated against the Complainant in the terms, conditions, or privileges of rental of a dwelling because of familial status.
- with respect to the rental of a dwelling Respondents made discriminatory statements to the Complainant on the basis of familial status.

**Mr. Phillos seconded** the motion which was unanimously approved by members: Astrada, Fenty, Lynch, Marks, Phillos, Som, Scott, Rivera, and West.

In the matter of **Angelo Colavita v. Jay Saunders and Saunders Productions LLC FHB File Number: 2025-00534**, a motion was made by Mr. Lynch to approve the conciliation agreement as agreed to by the parties. Mr. Scott seconded the motion which was unanimously approved by members: Astrada, Fenty, Lynch, Marks, Phillos, Som, Scott, Rivera, and West.

In the matter of **Christina Khan v. Elvis Jefferson FHB File Number: 2021-01407**, a motion was made by Mr. Scott to approve the conciliation agreement as agreed to by the parties. Mr. Lynch seconded the motion which was unanimously approved by members: Astrada, Fenty, Lynch, Marks, Phillos, Som, Scott, Rivera, and West.

In the matter of **Tameka Jones v. Brookfield Properties LLC, John Ford and BPREP Cameron Court LLC FHB File Number: 2024-01586**, a motion was made by Mr. Phillos to approve the conciliation agreement as agreed to by the parties. Mr. Marks seconded the motion

**Rasheeta Owens v. Ronald Kondoff, Graydon RAK LLC and RAK ANK Realty Investments, LLC FHB File Number: 2024-01276 HUD File Number: 03-24-4204-8**

**Angelo Colavita v. Jay Saunders and Saunders Productions LLC FHB File Number: 2025-00534 HUD File Number: 03-24-5077-8**

**Christina Khan v. Elvis Jefferson FHB File Number: 2021-01407 HUD File Number: 03-21-3470-8**

**Tameka Jones v. Brookfield Properties LLC, John Ford and BPREP Cameron**

which was unanimously approved by members: Astrada, Fenty, Lynch, Marks, Phillos, Som, Scott, Rivera, and West.

**Court LLC**  
**FHB File Number:**  
**2024-01586**  
**HUD File Number:**  
**03-24-4348-8**

Ms. Coleman provided a report from the April 23, 2025, Fair Housing Education Committee meeting. **Mr. Scott moved** to adopt the Fair Housing Education Committee meeting report. **Ms. Fenty seconded** the motion which was unanimously approved by members: Astrada, Fenty, Lynch, Marks, Phillos, Som, Scott, Rivera, and West.

**EDUCATION**

**NEW BUSINESS**

Mr. Taubman provided the Board with the litigation update.

**Litigation Summary**

The Board took a recess from 11:09 A.M. to 11:13 A.M.

**Recess**

Ms. Coleman informed the Board that a proprietary school application for Loudon County needed to be approved. **Mr. Lynch moved** to approve the application for Loudon County. **Ms. Fenty seconded** the motion which was unanimously approved by members: Astrada, Fenty, Lynch, Marks, Phillos, Som, Scott, Rivera, and West.

**Education**

Ms. Coleman provided the Board with the Executive Director's Update.

**Executive Director's Update**

Ms. Coleman informed the Board that General Assembly session began at noon on Wednesday, January 8, 2025, and spanned 90 days, concluding at midnight on Monday, April 7, 2025. The following bills went before the General Assembly:

**Legislative Update**

- HB 1667 (Jones) / SB 1228 (Aird) Board for Barbers and Cosmetology; employment prohibition exceptions; children 16 years of age or older.
- SB 807 (Craig) Virginia Real Estate Time-Share Act; recordkeeping by resellers.
- HB 1707 (Bulova) / SB 1059 (Hackworth) Virginia Contractor Transaction Recovery Fund; claim limits; license threshold amounts.
- HB 1940 (Willett) / SB 1188 (Pekarsky) Department of

- Professional and Occupational Regulation; international licensure and certification; regulations.
- HB 2553 (Reaser) / SB 1096 (Jordan) Board for Professional and Occupational Regulation; powers and duties.
  - HB 2573 (Leftwich) / SB 1245 (DeSteph) Boxing and wrestling events; license requirements for examining physicians.
  - HB 1653 (Thomas) / SB 785 (Suetterlein) Real Estate Board; regulations related to fees charged to a licensee.
  - HB 1704 (Bulova) / SB 808 (Craig) Resale Disclosure Act; resale certificate; responsibility for payment of insurance deductible.
  - HB 1706 (Bulova) / SB 1210 (Pekarsky) Virginia Residential Property Disclosure Act; required disclosures for buyer to beware; aircraft noise.
  - HB 1684 (Sewell) / SB 1309 (McPike) Real estate brokers and salespersons; licensees engaged by buyers.
  - HB 2110 (Simon) Resale Disclosure Act; resale certificate; prohibition on requiring purchaser's name.
  - HB 2210 (Kilgore) / SB 866 (Reeves) Real Estate Board; membership; qualifications.
  - HB 2557 (McClure) / SB 993 (Graves) Department of Professional and Occupational Regulation; real estate brokers, salespersons, and rental location agents; exemptions; emergency.
  - HB 2750 (Oates) Common interest communities; termination of certain management contracts; transfer of association books and records.
  - SB 807 (Craig) Virginia Real Estate Time-Share Act; recordkeeping by resellers.

Ms. Coleman and Mr. Haughwout informed the Board that the Fair Housing Certification Regulations are currently in the proposed stage and under review by the Department of Planning and Budget.

### Regulatory Updates

Ms. Coleman informed the Board that at the April 13, 2005, meeting, the Board adopted a policy requiring instructors to complete 8 hours of fair housing training, including at least 2 hours within the past 12 months. Additionally, instructors must have taught 8 hours of fair housing, with at least 2 of those hours taught within the last 12 months.<sup>3</sup>

After a lengthy discussion, **Mr. Scott moved** to update the regulations to reflect current of requiring instructors to complete 8 hours of fair housing training, including at least 2 hours within the past 12 months. Additionally, instructors must have taught 8 hours of fair housing, with at least 2 of those hours taught within the last 12 months. **Ms. Fenty second** the motion

which was unanimously approved by members: Astrada, Fenty, Lynch, Marks, Phillos, Som, Scott, Rivera, and West.

Mr. Haughwout requested that the Board amend renewal regulations to allow notices to be sent electronically (e.g., via email). This change aligns with the department's transition to a new licensing management system (EPICx). **Mr. Marks moved** to amend the renewal regulations to allow notices to be sent electronically. **Mr. Scott seconded** the motion which was unanimously approved by members: Astrada, Fenty, Marks, Phillos, Som, Scott, Rivera, and West.

**OTHER BOARD  
BUSINESS**

The Board was presented with a brief presentation of EPICx.

**EPICx Update**

The Board took a recess from 11:52 A.M. to 12:15 P.M.

**Recess**

Ms. Hayes, Mr. Taubman, and Ms. Ledford conducted Fair Housing training for the Board.

**Fair Housing  
Training**

The Board requested that the Board staff consult with the Attorney General's office to determine the appropriate course of action should the Board disagree with a conciliation agreement.

Mr. Astrada 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 1:33 P.M..

**ADJOURN**

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Scott Astrada, Chair

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Brian P. Wolford, Secretary

## FAIR HOUSING CASES FOR JUNE 11, 2025 FHB AGENDA

1. Devyn Holsey v. Dobrin Property Management, LLC and Claiborne Court, LLC  
FHB File Number: 2024-00827  
HUD File Number: 03-23-3903-8
2. Farod Holman v. Palms Associates, LLC and Lakefield Mews Associates, LLC  
FHB File Number: 2024-02737  
HUD File Number: 03-24-4858-8
3. Marisa Hess v. Troy Watson, Paradigm Management LP and Potomac Club Residence LP  
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FHB File Number: 2025-00537  
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7. Nancy Strosnider v. Jack Wampler, Jr., Wampler's Mobile Homes, LLC and Wampler's Homes, Inc.  
FHB File Number: 2025-00649  
HUD File Number: 03-24-5118-8  
{Referred to OAG for Official Consultation}

Complainant(s) Name

Complainant,

FHB/REB File No. #

v.

HUD File No. #

Respondent(s) names.

Respondents.

### CONCILIATION AGREEMENT

This Conciliation Agreement ("Agreement") is a result of a fair housing complaint filed by [Complainant's name], Complainant, with the Virginia Real Estate/ Fair Housing Board ("Board") in accordance with Virginia Fair Housing Law ("VFHL") §36-96.1 et. seq. of the Code of Virginia against [Respondent(s) names], Respondents, alleging that the Complainant was discriminated against on the basis of [protected class(s)]. The Complainant specifically alleged that the Respondents discriminated in [describe discrimination] at the property located at [address].

The Respondents deny the allegations in the complaint. The Complainant and the Respondents (collectively, the "Parties") desire to resolve the claims asserted in the complaint and have voluntarily engaged in conciliation through the Virginia Fair Housing Office, an agency that is substantially equivalent with the Department of Housing and Urban Development ("HUD"). Those conciliation efforts have produced this Agreement. No party has been coerced, intimidated, threatened, or in any way forced to become a party to this Agreement.

The Parties acknowledge that at the time this Agreement is being executed an investigation has not been completed and there has not been any determination rendered on the merits of the complaint. In addition, they agree that execution of the Agreement shall not be construed as an admission of liability, nor shall it be considered the legal equivalent of an adjudication of the complaint. The Parties have been informed of their rights to have this Agreement reviewed by independent counsel prior to signing and have either had the Agreement reviewed or waived their opportunity to do so.

### GENERAL PROVISIONS

1. The Complainant, for and in consideration of the relief stated below, hereby waives, releases, and covenants not to sue Respondents with respect to any and all fair housing claims arising out of, or in any way relating to, the facts and circumstances giving rise to the fair housing complaint made by the Complainant, for and in consideration of the Respondents' waiver of rights, and in settlement of this matter with the Board.

2. The Respondents, for and in consideration of the relief stated below, hereby waive, release, and covenant not to sue the Complainant with respect to any and all fair housing claims arising out of, or in any way relating to, the facts and circumstances giving rise to the fair housing complaint made by the Complainant, for and in consideration of the Complainant's waiver of rights, and in settlement of this matter with the Board.
3. This Agreement and the respective covenants, provisions, terms, conditions, releases, and agreements contained herein, will be binding on and will inure to the benefit of all the Parties and to their respective successors, agents, employees, members, directors, managers, owners, assigns, heirs, personal representatives, insurers, and trustees.
4. It is understood that the fully executed Agreement constitutes closure of the complaint filed with the Board (REB/FHB No. # and HUD No. #).
5. This Agreement does not in any way limit or restrict the Board's authority to investigate any other complaint involving the Respondents made pursuant to the Fair Housing Act, or any other complaint within the Board's jurisdiction.
6. The Respondents acknowledge that they have an affirmative duty not to discriminate under the VFHL, and that it is unlawful to retaliate against any person because that person has made a complaint, testified, assisted, or participated in any manner in a proceeding under the VFHL. The Respondents further acknowledge that any subsequent retaliation or discrimination constitutes both a material breach of this Agreement and a statutory violation of the VFHL.
7. This Agreement shall become effective after the Board's approval and on the date the Fair Housing Administrator executes this Agreement (hereinafter the "Effective Date"). It is agreed and understood that the Board or its designee may advise the Attorney General of Virginia to initiate court action pursuant to § 36-96.13.D of the Code of Virginia to enforce the terms of this Agreement. Likewise, either the Complainant or the Respondents may initiate court action to enforce the terms of this Agreement.
8. This Agreement is subject to FOIA, Code of Virginia § 2.2-3700, as amended, and the VFHL, as amended. As a result, this Agreement and its contents may be made public subject to the provisions of the aforementioned statutes. The Parties acknowledge that this Agreement shall be presented to the Board for its review, and the Board may discuss the terms of this Agreement at a meeting open to the public.
9. This Agreement sets forth the final and entire agreement and understanding of the Parties for the settlement of this complaint, and supersedes all prior representations, understandings, and negotiations in that regard not expressly

incorporated herein. No inducements, promises, representations, or warranties of any kind, except as expressly set forth in this Agreement, have been given or received as part of this Agreement, nor will any of same form the basis of any legal claims, whether in contract or otherwise. All written or verbal negotiations preceding this final Agreement are merged with and superseded by this final document.

10. The Parties agree that if any section of this Agreement should be held invalid by operation of law or by a tribunal of competent jurisdiction, or if compliance with or enforcement of any section is restrained by such tribunal, the application of any and all other sections, other than those which have been held invalid, will not be affected.
11. This Agreement may be signed in a number of counterparts, each of which, when signed, shall be deemed to be an original, all of which shall be deemed to be one and the same instrument. Electronic signatures shall be deemed original signatures.
12. This Agreement shall be governed by and construed in accordance with the laws of Virginia.

## **RELIEF PROVISIONS**

### Relief in the Public's Interest

12. The Respondents and the Board agree that, within # days of the Effective Date of this Agreement, the Respondents will develop a non-discrimination policy that includes all protections afforded citizens in the VFHL and Federal Fair Housing Act. The Respondents will distribute a copy of the policy to the Respondents' officers, agents, and employees, and will post the policy in their offices. The VFHL is located at <https://law.lis.virginia.gov/vacode/title36/chapter5.1/>

Upon the adoption of the policy, a copy of the policy will be provided to the Fair Housing Office ("FHO"), by email at [Conciliation.Compliance@dpor.virginia.gov](mailto:Conciliation.Compliance@dpor.virginia.gov), or by mail to ATTN: Conciliation Compliance, 9960 Mayland Drive, Suite 400, Richmond, VA 23233.

The Respondents shall also inform the general public of their non-discriminatory policies and their desire to serve all persons in a considerate and professional manner by displaying fair housing posters and fair housing brochures in all rental/sales offices. Fair Housing posters and brochures can be downloaded from the Department of Professional and Occupational Regulation's website: <https://www.dpor.virginia.gov/FairHousing>

14. The Respondents and the Board agree that, within one hundred and eighty (180) days of the Effective Date of this Agreement, Name/Position of attendee(s) shall

attend a minimum of two (2) hours of fair housing training about the provisions and requirements of the federal and state fair housing laws. Such training shall not be submitted for continuing education credit towards a real estate or other professional license. The training will be conducted by a professional in the field of fair housing education, subject to the approval of the Board. Virtual training is acceptable. Approved fair housing training courses can be located at <https://www.dpor.virginia.gov/Boards/Fair-Housing-Board>. (See Education & Exams).

Within fifteen (15) days of training completion, Name/Position of attendee(s) shall submit evidence of attending fair housing training by returning the attached signed verification form to the FHO by email at [Conciliation.Compliance@dpor.virginia.gov](mailto:Conciliation.Compliance@dpor.virginia.gov), or by mail at ATTN: Conciliation Compliance, 9960 Mayland Drive, Suite 400, Richmond, VA 23233.

15. The Respondents and the Board agree that the FHO may review compliance with this Agreement for a period not longer than two years from the Effective Date of this Agreement. As part of such review, the FHO may inspect premises, examine witnesses, and examine and copy records at any reasonable time.

Relief to Complainant(s)

16. Describe.  
At the time of payment, the Respondents agree to provide the FHO with proof of payment by email at [Conciliation.Compliance@dpor.virginia.gov](mailto:Conciliation.Compliance@dpor.virginia.gov), or by mail at ATTN: Conciliation Compliance, FHO, 9960 Mayland Drive, Suite 400, Richmond, VA 23233.

**(The remainder of this page is intentionally left blank. Signatures appear on the following page.)**

VIRGINIA REAL ESTATE / FAIR HOUSING BOARD  
SIGNATURE PAGE  
REB/FHB File No. #

**APPROVED:**

\_\_\_\_\_  
Lizbeth Hayes  
Fair Housing Administrator  
Date

**COMPLAINANT  
AGREED:**

\_\_\_\_\_  
Complainant name  
Date

**RESPONDENTS  
AGREED:**

\_\_\_\_\_  
[Name], Authorized Agent for [Respondent  
name]  
Date

\_\_\_\_\_  
[Name], Authorized Agent for [Respondent  
name]  
Date

\_\_\_\_\_  
Respondent name  
Date

**CONCILIATOR:**

\_\_\_\_\_  
Conciliator name  
Date

DRAFT AGENDA  
Materials contained in this agenda are proposed topics for discussion  
And are not to be construed as regulation or official board position  
DRAFT AGENDA

