

FAIR HOUSING BOARD
Wednesday, December 3, 2025 – 10:00 a.m.
2nd 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 Public Hearing, August 20, 2025
- b. Fair Housing Board Meeting, August 27, 2025
- c. Fair Housing Board Meeting, October 15, 2025

IV. WELCOME AND INTRODUCTIONS

V. PUBLIC COMMENT PERIOD *FIVE MINUTE PUBLIC COMMENT, PER PERSON*

VI. FAIR HOUSING REPORT

- a. Fair Housing Administrator's Report

VII. FAIR HOUSING CASE FILES

1. Raminder Taneja v. East Gate Homeowners Association Board of Directors and Blackstone Management LLC
FHB File Number: 2025-03089
HUD File Number: 03-25-5986-8
Appointment - Raminder Taneja
2. Matthew Baranoff v. Watergate at Landmark Condominium Unit Owners Association Board of Directors and FirstService Residential, Inc.
FHB File Number: 2025-02980
HUD File Number: 03-25-5950-8
3. Dana Wyatt v. Woodie Rental Properties LLC, Woodie Property Management, LLC and Julie Tuck
FHB File Number: 2025-01690
HUD File Number: N/A
{Referred to OAG for Official Consultation}
Appointment - Moriah Wilkins

VIII. EDUCATION

a. **Fair Housing Education Committee Report**

IX. NEW BUSINESS

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

X. OTHER BOARD BUSINESS

- a. Consideration of Requiring Other Professions and Occupations to Obtain a Fair Housing Certification
- b. Fair Housing Training

XI. COMPLETE CONFLICT OF INTEREST FORM AND TRAVEL VOUCHER

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

XII. ADJOURNMENT

NEXT MEETING SCHEDULED FOR WEDNESDAY, FEBRUARY 18, 2026

- ❖ 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, except for any open disciplinary or application file.
- ❖ Persons desiring to participate in the meeting and requiring special accommodation 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 the appropriate accommodation. The Department fully complies with the Americans with Disabilities Act.

DRAFT AGENDA
Materials contained in this agenda are proposed topics for discussion
and may not be construed as requirements or official board position.
DRAFT AGENDA

FAIR HOUSING CASES FOR DECEMBER 3, 2025 FHB AGENDA

- 1. Raminder Taneja v. East Gate Homeowners Association Board of Directors and Blackstone Management LLC
FHB File Number: 2025-03089
HUD File Number: 03-25-5986-8**

- 2. Matthew Baranoff v. Watergate at Landmark Condominium Unit Owners Association Board of Directors and FirstService Residential, Inc.
FHB File Number: 2025-02980
HUD File Number: 03-25-5950-8**

- 3. Dana Wyatt v. Woodie Rental Properties LLC, Woodie Property Management, LLC and Julie Tuck
FHB File Number: 2025-01690
HUD File Number: N/A
*{Referred to OAG for Official Consultation}***

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, consisting 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](#).

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FAIR HOUSING BOARD
MINUTES OF MEETING

PUBLIC HEARING MINUTES

The Fair Housing Board held a public hearing on August 20, 2025, at the Department of Professional and Occupational Regulation, 9960 Mayland Drive, 2nd floor, Board Room 3, Richmond, Virginia, to receive public comment regarding the Board's proposed regulations published in the Virginia Register July 14, 2025.

Board staff present: Anika Coleman, Executive Director
Christina Dumas, CIC/Cemetery Manager
Gezelle Glasgow, Administrative Coordinator

Ms. Coleman began the public hearing regarding the Board's proposed Fair Housing Certification Regulations at 10:40 A.M. and read an introductory statement regarding the purpose and rules of the hearing.

**COMMENCEMENT
OF PUBLIC HEARING**

Public comment is noted in the attached transcript.

**PUBLIC COMMENT
PERIOD**

There being no further comment, the meeting was adjourned at 10:58 AM.

ADJOURNMENT

Amanda Buyalos, Chair

James "Jeb" B. Wilkinson, Interim Secretary

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COMMONWEALTH OF VIRGINIA
DEPARTMENT OF PROFESSIONAL AND OCCUPATIONAL REGULATION
FAIR HOUSING BOARD
PUBLIC HEARING
August 20, 2025
SECOND FLOOR CONFERENCE CENTER
HENRICO, VIRGINIA 23233
11:00 A.M.

*DRAFT AGENDA
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DRAFT AGENDA*

1 APPEARANCES :

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3 BOARD DESIGNEE; ANIKA COLEMAN, GEZELLE GLASGOW, .

4 CHRISTINA DUMAS

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DRAFT AGENDA
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DRAFT AGENDA

1 NOTE: The Conference
2 convened at 11:00 a.m.

3 MISS COLEMAN: Good Morning. My name is
4 Anika Coleman, and with me is Gezelle Glasgow. In
5 addition, we have Christina Dumas. We serve as staff to
6 the Fair Housing Board.

7 This is a public hearing held at the
8 Department of Professional and Occupational
9 Regulation, 9960 Mayland Drive, Richmond, Virginia.

10 This hearing is being held pursuant to
11 Section 2.22-4007.1 of the Administrative Process Act of
12 the Code of Virginia for the purpose of receiving public
13 comment on the Board's revised regulations published in
14 the Virginia Register on July 14, 2025.

15 The list of interested parties and
16 organizations which were notified of this process and
17 invited to comment is available upon written request.

18 The staff of the Department of Professional
19 and Occupational Regulation will prepare a report of all
20 public comment received, which will be presented to the
21 Board for consideration of any revisions to the proposed
22 regulations.

23 Now I would like to present the rules for
24 this public hearing.

25 Comments will be received from any member

1 of the public and initial comments will be limited to a
2 maximum of five minutes, depending on the number of
3 individuals who wish to speak. If you have not signed
4 up to speak and you wish to give testimony today, please
5 sign your name on the sign-up sheet at this time.

6 Staff members may ask speakers questions or
7 to clarify statements; however, this is not the proper
8 forum for questions to the Board. If you have a
9 question, please forward them in writing to the Board.

10 Any speaker who wishes to provide a written
11 commitment in addition to his oral testimony, or in lieu
12 of oral testimony, may do so until September 12, 2025.

13 Thank you for your comments today. We did
14 receive one comment online. The record of the public
15 hearing will be kept open until September 12, 2025, and
16 written comments will be accepted through 5:00 p.m. that
17 day.

18 This hearing is now closed.

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20 * * * * *

21 (Whereupon the deposition concluded at 11:30 a.m.)
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1 CERTIFICATE OF COURT REPORTER

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4 I, Dawn Testa, hereby certify that I was
5 the Court Reporter at the Public Hearing heard in the
6 County of Henrico, Virginia, on August 20, 2025, at the
7 time of the hearing herein.

8 I further certify that the foregoing
9 transcript is, to the best of my ability, a true and
10 accurate record of the testimony and incidents of the
11 hearing herein.

12 Given under my hand this 20th day of
13 August, 2025.

14 *Dawn Testa*

15 Dawn Testa
16 Notary Registration No. 7811201

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18 My Commission Expires:
19 August 31, 2027
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<p style="text-align: right;">Page 1</p> <p style="text-align: center;">COMMONWEALTH OF VIRGINIA DEPARTMENT OF PROFESSIONAL AND OCCUPATIONAL REGULATION FAIR HOUSING BOARD PUBLIC HEARING August 20, 2025 SECOND FLOOR CONFERENCE CENTER HENRICO, VIRGINIA 23233 11:00 A.M.</p>	<p style="text-align: right;">Page 3</p> <p style="text-align: center;">NOTE: The Conference convened at 11:00 a.m. MISS COLEMAN: Good Morning. My name is Anika Coleman, and with me is Gezelle Glasgow. In addition, we have Christina Dumas. We serve as staff to the Fair Housing Board. This is a public hearing held at the Department of Professional and Occupational Regulation, 9960 Mayland Drive, Richmond, Virginia. This hearing is being held pursuant to Section 2.22-4007.1 of the Administrative Process Act of the Code of Virginia for the purpose of receiving public comment on the Board's revised regulations published in the Virginia Register on July 14, 2025. The list of interested parties and organizations which were notified of this process and invited to comment is available upon written request. The staff of the Department of Professional and Occupational Regulation will prepare a report of all public comment received, which will be presented to the Board for consideration of any revisions to the proposed regulations. Now I would like to present the rules for this public hearing. Comments will be received from any member</p>
<p style="text-align: right;">Page 2</p> <p>APPEARANCES: BOARD DESIGNEE; ANIKA COLEMAN, GEZELLE GLASGOW, CHRISTINA DUMAS</p>	<p style="text-align: right;">Page 4</p> <p>of the public and initial comments will be limited to a maximum of five minutes, depending on the number of individuals who wish to speak. If you have not signed up to speak and you wish to give testimony today, please sign your name on the sign-up sheet at this time. Staff members may ask speakers questions or to clarify statements; however, this is not the proper forum for questions to the Board. If you have a question, please forward them in writing to the Board. Any speaker who wishes to provide a written commitment in addition to his oral testimony, or in lieu of oral testimony, may do so until September 12, 2025. Thank you for your comments today. We did receive one comment on line. The record of the public hearing will be kept open until September 12, 2025, and written comments will be accepted through 5:00 p.m. that day. This hearing is now closed. * * * * * (Whereupon the deposition concluded at 11:30 a.m.)</p>

CERTIFICATE OF COURT REPORTER

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I, Dawn Testa, hereby certify that I was the Court Reporter at the Public Hearing heard in the County of Henrico, Virginia, on August 20, 2025, at the time of the hearing herein.

I further certify that the foregoing transcript is, to the best of my ability, a true and accurate record of the testimony and incidents of the hearing herein.

Given under my hand this 20th day of August, 2025.

Dawn Testa
Notary Registration No. 7811201

My Commission Expires:
August 31, 2027

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VIRGINIA FAIR HOUSING BOARD

MINUTES OF MEETING

August 27, 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:

Amanda Buyalos, Vice- Chair
Shion Fenty
Morton “Tracy” Marks, III (arrived at 10:02 A.M.)
Barry Moore
Angelo Phillos
Brian Reagan
Stanley Reid
Steven Rivera
Jayan “Jay” Som
John Scott
Angela West

Board members absent from the meeting:

Stuart “Gray” Gilchrist

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

Stephen Kirschner, LRPD Director
Anika Coleman, Executive Director
Liz Hayes, Fair Housing Director
Donnitria Mosby, Assistant Fair Housing Director
Gezelle Glasgow, Administrative Coordinator

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

Ms. Buyalos called the meeting to order at 10:00 A.M.

CALL TO ORDER

Ms. Coleman reviewed the emergency evacuation procedures.

**Emergency
Evacuation**

Ms. Buyalos determined that a quorum was present.

Determination of

Quorum

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

APPROVAL OF AGENDA

Mr. Marks moved to approve the minutes from the June 11, 2025 Board meeting. **Ms. Fenty seconded** the motion which was unanimously approved by members: Buyalos, Fenty, Marks, Moore, Phillos, Reagan, Reid, Rivera, Som, Scott, and West.

APPROVAL OF MINUTES

Ms. Buyalos welcomed staff and guests of the audience. Ms. Buyalos also welcomed new Board members, Mr. Moore, Mr. Reagan, and Mr. Reid.

WELCOME AND INTRODUCTIONS

Ms. Buyalos read the following resolution for consideration by the Board.

Department of Professional and Occupational Regulation

RESOLUTION

Fair Housing Board

Resolution To

Scott Astrada

WHEREAS, Scott Astrada, has faithfully and diligently served as a member of the Fair Housing Board since 2019; and

WHEREAS, Scott Astrada, has devoted generously of his time, talent and leadership to the Board; and

WHEREAS, Scott Astrada, 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-seventh day of August, 2025 that Scott Astrada 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.

**Department of Professional and
Occupational Regulation**

Fair Housing Board

Resolution To

Dean Lynch

WHEREAS, Dean Lynch, has faithfully and diligently served as a member of the Fair Housing Board since 2017; and

WHEREAS, Dean Lynch, has devoted generously of his time, talent and leadership to the Board; and

WHEREAS, Dean Lynch, 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-seventh day of August, 2025 that Dean Lynch 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.

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

PUBLIC COMMENT

**FAIR HOUSING
ADMINISTRATOR'S
REPORT**

In the matter of **Devyn Holsey v. Dobrin Property Management, LLC and Claiborne Court, LLC** FHB File Number: 2024-00827, the Board reviewed the record which consisted of the Final Investigative Report, Case Analysis, and Supplemental Information. Jason Shaber, attorney for the respondent was present and addressed the Board.

Devyn Holsey v. Dobrin Property Management, LLC and Claiborne Court, LLC

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

FHB File Number:
2024-00827

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

HUD File Number:
03-23-3903-8

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

Mr. Som abstained from the vote.

In the matter of **Margery Cummings v. Emily Lindsay, Collinswood Ridgewood Property, LLC and Collins Capital Partners, LLC**, the Board reviewed the record which consisted of the Final Investigative Report, and Case Analysis. Tracey Cain, representative of the respondents was present and addressed the Board.

Margery Cummings v. Emily Lindsay, Collinswood Ridgewood Property, LLC and

Mr. Phillos moved to no reasonable cause to believe the Respondents discriminated against the Complainant by refusing to rent to her based on her source of funds.

Collins Capital Partners, LLC
FHB File Number:
2025-00366
HUD File Number:
N/A

In the matter of **Shelby Jackson v. Michael Blount and St. Alban's Lofts, SCP, LLC** FHB File Number: 2023-00317, the Board reviewed the record which consisted of the Final Investigative Report, Case Analysis, and Official Consultation Memorandum from the Office of Attorney General. Shelby Jackson, complainant, was present and addressed the Board. Kyle Roberts attorney for respondent and Michael Blount, respondent were present and addressed the Board.

Shelby Jackson v. Michael Blount and St. Alban's Lofts, SCP, LLC

FHB File Number:
2023-01317
HUD File Number:
03-23-2941-8

At 10:32 A.M., **Mr. Som moved** that the Board meeting be recessed and that the Fair Housing Board immediately reconvene in closed meeting for the purpose consultation with legal counsel pertaining to legal matters within the jurisdiction of the Board as permitted by § 2.2-3711.A.8 of the Code of Virginia. The following non-members will be in attendance to reasonably aid the consideration of the topic:

Stephen Kirschner
Anika Coleman
Liz Hayes
Donnitria Mosby
Brittany Hinton
David Dendulk (ADA support for Angela West).

This motion was made with respect to the matter(s) identified as agenda item(s):
Shelby Jackson v. Michael Blount and St. Alban's Lofts, SCP, LLC
FHB File Number: 2023-01317
HUD File Number: 03-23-2941-8

At 10:58 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: Buyalos, Fenty, Marks, Moore, Phillos, Reagan, Reid, Rivera, Som, Scott, and West.

NAYS: None.

ABSENT DURING THE VOTE: None.

ABSENT DURING THE MEETING: Stuart "Gray" Gilchrist

Upon reconvening in an open session, Ms. Fenty moved to find reasonable cause to **Reconvene in Open**

believe that:

- the Respondents refused to rent, or refused to negotiate for the rental of, or otherwise discriminated or made unavailable or denied a dwelling because of familial status.
- the Respondents discriminated against the Complainant in the terms, conditions, or privileges of the rental of a dwelling, or in the provision of services or facilities in connection therewith, 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 of familial status.

Session

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

In the matter of **Tremica Carter and David Carter, Sr. v. Mill Creek Residential Trust, LLC and Mcref IV Kirkwood Apartments Owner, LLC** FHB File Number: **2023-02127**, 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.

Tremica Carter and David Carter, Sr. v. Mill Creek Residential Trust, LLC and Mcref IV Kirkwood Apartments Owner, LLC
FHB File Number: 2023-02127
HUD File Number: 03-23-3237-8

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

- refusing to rent to them based on their race.

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

In the matter of **Jamie Hartwell v. Jacob Bailey and Douglas M. Bailey** FHB File Number: **2024-02031**, 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.

Jamie Hartwell v. Jacob Bailey and Douglas M. Bailey
FHB File Number: 2024-02031
HUD File Number: 03-24-4537-8

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

- discriminated against the complainant in the terms and conditions of a rental;
- and/or refused to make a reasonable accommodation for the complainant's disability.

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

In the matter of **Claire Corbin v. Sweet Briar Institute dba Sweet Briar College** **FHB File Number: 2024-00654**, 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.

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

At 11:05 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:

Stephen Kirschner
Anika Coleman
Liz Hayes
Donnitria Mosby
Brittany Hinton
David Dendulk (ADA support for Angela West).

Closed Session

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):

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

At 11:43 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: Buyalos, Fenty, Marks, Moore, Phillos, Reagan, Reid, Rivera, Som, Scott, and West.

NAYS: None.

ABSENT DURING THE VOTE: None.

ABSENT DURING THE MEETING: Stuart “Gray” Gilchrist

The Board took a recess from 11:43 A.M. to 12:00 P.M.

Recess

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

Reconvene in Open Session

- the Respondent failed to make a reasonable accommodation for the Complainant
- the Respondent discriminated against Complainant in the terms, conditions, or privilege of the rental of a dwelling or in the provision of services or facilities in connection therewith because of a disability of that person

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

Opposed: Moore and Reid.

In the matter of **Kiara Roundtree v. Peter Ginzburg, Ginz Properties and Ian Hermann FHB File Number: 2024-00978**, a motion was made by **Mr. Marks to approve** the conciliation agreement as agreed to by the parties. **Ms. Fenty seconded** the motion which was unanimously approved by members: Buyalos, Fenty, Marks, Moore, Phillos, Reagan, Reid, Rivera, Som, Scott, and West.

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

In the matter of **Deborah Dorris v. Vacatia, Inc., VSA Management Corp., Vacation Sales Associates, LLC and Ocean Sands Owners Association FHB File Number: 2024-02495**, a motion was made by **Mr. Scott to approve** the conciliation agreement as

Deborah Dorris v. Vacatia, Inc., VSA Management Corp.,

agreed to by the parties. **Ms. Fenty seconded** the motion which was unanimously approved by members: Buyalos, Fenty, Marks, Moore, Phillos, Reagan, Reid, Rivera, Som, Scott, and West.

In the matter of **Joan Cox Carroll v. Centrum-Stafford LP and Franklin Group Companies LLC** FHB File Number: **2025-02992**, a motion was made by **Mr. Scott to approve** the conciliation agreement as agreed to by the parties. **Mr. Marks seconded** the motion which was unanimously approved by members: Buyalos, Fenty, Marks, Moore, Phillos, Reagan, Reid, Rivera, Som, Scott, and West.

Ms. Hayes informed the Board there will be Fair Housing training at the Board meeting on October 15, 2025.

Ms. Hinton provided the Board with the litigation update.

The Board received a regulatory update regarding 18VAC62-20, Fair Housing Certification Regulations, as part of the Executive Director's report provided by Ms. Coleman. The Governor's review was completed and approved on June 10, 2025, and the regulations were submitted to the Virginia Registrar on June 12, 2025. A public hearing was held on August 20, 2025, at 10:30 a.m. at DPOR; no participants attended. One anonymous public comment was received, and the public comment period will close on September 12, 2025. Final regulations will need to be approved by the Board at its October 15, 2025, meeting. Ms. Coleman also reminded the Board that there will be a Fair Housing training at the meeting on October 15, 2025.

Ms. Buyalos opened the floor for nominations for the position of Chair of the Fair Housing Board. Mr. Som nominated Amanda Buyalos for the position of Chair. Ms. Buyalos accepted the nomination. The nominations were closed. **Mr. Scott moved to accept Ms. Buyalos as Chair of the Fair Housing Board. Ms. West seconded** the motion was unanimously approved. Members voting "Yes" Buyalos, Fenty, Marks, Moore,

Vacation Sales Associates, LLC and Ocean Sands Owners Association
FHB File Number:
2024-02495
HUD File Number:
03-24-4819-8

Joan Cox Carroll v. Centrum-Stafford LP and Franklin Group Companies LLC
FHB File Number:
2025-02992
HUD File Number:
03-25-6045-8

NEW BUSINESS

Litigation Summary

Executive Director's Update

Legislative Update

OTHER BOARD BUSINESS

Election of Officers

Phillos, Reagan, Reid, Rivera, Som, Scott, and West. By acclamation, Ms. Buyalos was named Board Chair.

Ms. Buyalos opened the floor for nominations for the position of Vice-Chair of the Fair Housing Board. Ms. Fenty nominated Morton “Tracy” Marks, III for the position of Vice-Chair. Mr. Marks accepted the nomination. The nominations were closed. **Ms. Fenty moved** to accept Mr. Marks as Vice-Chair of the Fair Housing Board. **Mr. Scott seconded** the motion was unanimously approved. Members voting “Yes” Buyalos, Fenty, Marks, Moore, Phillos, Reagan, Reid, Rivera, Som, Scott, and West. By acclamation, Mr. Marks was named Board Vice-Chair.

Ms. Coleman, Mr. Kirschner, and Ms. Buyalos thanked the Board for their service and participation during this meeting.

Ms. 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 12:23 P.M..

ADJOURN

Amanda Buyalos, Chair

James B. “Jeb” Wilkinson, Jr., Secretary

DRAFT AGENDA
Materials contained in this agenda are proposed topics for discussion
and may not be construed as regulations or official board position.
DRAFT AGENDA

VIRGINIA FAIR HOUSING BOARD

MINUTES OF MEETING October 15, 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:

Amanda Buyalos, Chair
Morton “Tracy” Marks, III, Vice-Chair (arrived at 10:08 A.M.)
Stuart “Gray” Gilchrist
Barry Moore
Brian Reagan
Stanley Reid
Steven Rivera
Jayan “Jay” Som
John Scott

Board members absent from the meeting:

Shion Fenty
Angelo Phillos
Angela West

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

Jeb Wilkinson, Agency Director
Stephen Kirschner, LRPD Director
Anika Coleman, Executive Director
Liz Hayes, Fair Housing Director
Donnitria Mosby, Assistant Fair Housing Director
Joseph Haughwout, Regulatory Affair Manager
Gezelle Glasgow, Administrative Coordinator
Ana “Mia” Quimpo, Licensing Specialist
Summer Saunders, Licensing Specialist

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

Ms. Buyalos called the meeting to order at 10:00 A.M.

CALL TO ORDER

Ms. Coleman reviewed the emergency evacuation procedures.

Emergency Evacuation

Ms. Buyalos determined that a quorum was present.

Determination of Quorum

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

APPROVAL OF AGENDA

There was no public comment.

PUBLIC COMMENT

Mr. Haughwout informed the Board that the Fair Housing Certification Regulations were published in the Virginia Register of Regulations on July 14, 2025, initiating a sixty-day public comment period that concluded on September 12, 2025. A public hearing was held at DPOR on August 20, 2025.

NEW BUSINESS

**Summary of Comments for
General Review of Fair
Housing Certification
Regulations**

Mr. Haughwout reported that one public comment was submitted through the Virginia Regulatory Town Hall. Board staff drafted a proposed response to the comment and requested the Board's approval of the response as presented.

Following discussion, **Mr. Gilchrist moved** to approve the response prepared by staff as presented. **Mr. Reagan seconded** the motion, which was unanimously approved by the following members: Buyalos, Gilchrist, Marks, Moore, Reagan, Reid, Rivera, Som, and Scott.

Mr. Haughwout presented a draft of the proposed amendments to the Fair Housing Certification Regulations. **Mr. Scott moved** to adopt the proposed regulation as amended and to authorize Board staff to make any necessary technical or grammatical corrections prior to filing the regulation. **Mr. Reid seconded** the motion, which was unanimously approved by the following members: Buyalos, Gilchrist, Marks, Moore, Reagan, Reid, Rivera, Som, and Scott.

**General Review of Fair
Housing Certification
Regulations**

Mr. Kirschner informed the Board that DPOR operates as a non-general fund agency and, pursuant to § 54.1-201 of the *Code of Virginia*, each regulatory board must remain financially self-sustaining. He explained that the Real Estate Board currently provides financial support to the Fair Housing Board.

Fee Change

Mr. Kirschner advised that a Notice of Intended Regulatory Action (NOIRA) is needed to amend the existing regulatory fees in order to address current and projected expenditures. **Mr. Gilchrist moved** to initiate a NOIRA to amend the Fair Housing Board's regulatory fees. **Mr. Marks seconded** the motion, which was approved by the

following members: Buyalos, Gilchrist, Marks, Moore, Reagan, Rivera, Som, and Scott. Mr. Reid abstained from the vote, citing a desire for additional information regarding the Board's expenses.

Following discussion, the Board requested that Board staff provide information on potential increases to the Fair Housing certification fees by comparing fee amounts in other states. The Board further requested that Board staff research the process for requiring other professions and occupations to obtain a Fair Housing certification and identify which states currently mandate such certifications, including the professions and occupations to which they apply. This information will be presented at the next Board meeting in December 2025.

Board Requests for Follow-Up Information

Ms. Hayes reminded the Board that the Fair Housing training will take place after the meeting in December.

Fair Housing Training

Ms. 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 11:36 A.M..

ADJOURN

Amanda Buyalos, Chair

James B. "Jeb" Wilkinson, Jr., Secretary