

FAIR HOUSING BOARD
Wednesday, February 18, 2026 – 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 **(page 3)**
- b. Determination of Quorum **(page 4)**

II. APPROVAL OF AGENDA

III. APPROVAL OF MINUTES

- a. Fair Housing Board Meeting, December 03, 2025 **(page 6)**

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. Andrea Rustin v. Cathy Miller, Franklin Group Companies, LLC, Jim Walter and Hull Street Senior LP **(page 49)**
FHB File Number: 2026-00040
HUD File Number: 03-25-6265-8
- 2. Morgan Steele Adler Tickle and Erin Reilly v. Wendell Brown, Bernardo Joseph Guiliano Trust and Jane Partridge Guiliano Trust **(page 15)**
FHB File Number: 2024-02456
HUD File Number: 03-24-4880-8
{Referred to OAG for Official Consultation}
- 3. Shelby Jackson v. Michael Blount and St. Alban's Lofts, LLC¹ **(page 11)**
FHB File Number: 2023-01317
HUD File Number: 03-23-2941-8
{Conciliation: Familial Status}

4. Claire Corbin v. Sweet Briar Institute dba Sweet Briar College (**page 12**)
 FHB File Number: 2024-00654
 HUD File Number: 03-23-3898-8
{Conciliation: Disability}

5. Dana Wyatt v. Woodie Rental Properties LLC, Woodie Property Management, LLC and Julie Tuck (**page 13**)
 FHB File Number: 2025-01690 HUD File Number: N/A
{Conciliation: Source of Funds}

6. Housing Rights Initiative v. Towers Associates II LLC, Dweck Properties LTD, Bridget Bell, and Sophia Gonzaga (**page 14**)
 FHB File Number: 2026-00096
 HUD File Number: N/A
{Conciliation: Source of Funds}

VIII. EDUCATION

- a. Fair Housing Education Committee Report

IX. NEW BUSINESS

- a. Litigation Update
- b. Executive Director’s Update
- c. Fair Housing Board Renewal Notifications Amendment (**page 66**)

X. OTHER BOARD BUSINESS

- a. Board Financial Update

XI. COMPLETE CONFLICT OF INTEREST FORM AND TRAVEL VOUCHER

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

XII. ADJOURNMENT

NEXT MEETING SCHEDULED FOR WEDNESDAY, JUNE 10, 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.

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](#).

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

December 3, 2025

The Fair Housing Board met on December 3, 2025, at the offices of the Department of Professional and Occupational Regulation (DPOR), Perimeter Center, 9960 Mayland Drive, 2nd Floor, Board Room 2, Richmond, Virginia, 23233. 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.

The following members of the Board were present:

Amanda Buyalos, Chair
Morton “Tracy” Marks, III, Vice-Chair (arrived at 10:09 A.M.)
Shion Fenty
Barry Moore
Angelo Phillos
Brian Reagan
Stanley Reid
Jayan “Jay” Som
Angela West

Board members absent from the meeting:

Stuart “Gray” Gilchrist
Steven Rivera
John Scott

Todd Shockley, Board Counsel, was present at the meeting.

Charles Vaughters, Board Liaison, was not present at the meeting.

The following staff members were present at all or part of the meeting:

James B. Wilkinson, Jr., Agency Director
Steve Kirschner, Director of LRPD
Anika Coleman, Executive Director
Liz Hayes, Fair Housing Director
Donnitria Mosby, Assistant Fair Housing Director
Tom Payne, Director of Compliance and Enforcement
Summer Saunders, Interim Licensing Operations Administrator

Chair, Buyalos called the December 3, 2025, Fair Housing Board meeting to order at 10:01 A.M.

Call To Order

Anika Coleman, Executive Director, reviewed the emergency egress procedures with the Board and members of the public.

Emergency Egress

Chair, Buyalos determined that a quorum was present.

Determination of Quorum

II. APPROVAL OF AGENDA

Approval of the Agenda

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

III. APPROVAL OF MINUTES

Approval of Minutes

Mr. Reagan moved to approve the minutes from the following meetings:

- August 20, 2025, Fair Housing Board Public Hearing
- August 27, 2025, Fair Housing Board Meeting
- October 15, 2025, Fair Housing Board Meeting

The motion was **seconded by Mr. Som**, and unanimously approved by members: Buyalos, Fenty, Marks, Moore, Phillos, Reagan, Reid, Som, and West.

IV. WELCOME AND INTRODUCTIONS

Welcome and Introductions

Chair, Buyalos, welcomed staff and guests of the audience.

V. PUBLIC COMMENT PERIOD

Public Comment

Chair, Buyalos opened the public comment period of the meeting.

Paul Battaglia from the AIA Virginia, made a public comment applauding the Board for increasing the quality of the built environment. With no one else coming forward, **Chair, Buyalos** closed the public comment period of the meeting.

VI. FAIR HOUSING REPORT

Fair Housing Report

Fair Housing Administrators Report

Fair Housing Administrators Report

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

VII. FAIR HOUSING CASE FILES

Fair Housing Case Files

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

Raminder Taneja v. East Gate Homeowners Association Board of Directors and Blackstone Management LLC

In the matter of **Raminder Taneja v. East Gate Homeowners Association Board of Directors and Blackstone Management LLC**, the Board reviewed the record which consisted of the Final Investigative Report, Case Analysis, and Supplemental Information.

FHB File Number
2025-03089

HUD File Number
03-25-5986-8

Mr. Reagan recused himself because he was an employee of Loudon County government.

Raminder Taneja attended and addressed the Board.

Jason Shaber, attorney for the respondent was present and addressed the Board.

Ms. West 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 Race.**

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

Dana Wyatt v. Woodie Rental Properties LLC, Woodie Property Management, LLC and Julie Tuck – FHB File Number: 2025-01690

Dana Wyatt v. Woodie Rental Properties LLC, Woodie Property Management, LLC and Julie Tuck

In the matter of **Dana Wyatt v. Woodie Rental Properties LLC, Woodie Property Management, LLC and Julie Tuck**, the Board reviewed the record which consisted of the Final Investigative Report, Case Analysis, Supplemental Information, and Official Consultation Memorandum from the Office of Attorney General.

FHB File Number
2025-01690

Moriah Wilkins attended and addressed the Board as attorney for the complainant.

Lisa Dooley did not have an appointment but attended and addressed the Board as attorney for the respondent. Ms. Dooley stated the complainant had no standing since she never completed an application.

At 11:08, **Mr. Som moved** to obtain legal advice in a closed meeting pursuant to Virginia Code Section 2.2-3711.A.8. **Mr. Reagan seconded** the motion, which was unanimously approved by the members: Buyalos, Fenty, Marks, Moore, Phillos, Reagan, Reid, Som, and West.

The closed meeting certification was read by **Ms. Buyalos**, and a roll call vote was made by members: Buyalos, Fenty, Marks, Moore, Phillos, Reagan, Reid, Som, and West.

The following staff were present in addition to the board:

Jeb Wilkinson, Steve Kirschner, Tom Payne, Liz Hayes, Donnitria Mosby, Anika Coleman, and Todd Shockley (OAG). David Dendulk (ADA Support) was also in attendance.

Mr. Reagan moved to find reasonable cause to believe the respondents discriminated against the complainant by:

- **Refusing to Rent/Make Housing Available**

Mr. Marks seconded the motion. Members Buyalos, Fenty, Marks, Moore, Phillos, Reagan, Som, and West voted in favor of the motion. **Mr. Reid opposed** the motion.

Mr. Reagan moved to find reasonable cause to believe the respondents discriminated against the complainant by imposing:

- **Discriminatory Terms, Conditions, or Privileges.**

Ms. Fenty seconded the motion. Members Buyalos, Fenty, Marks, Moore, Phillos, Reagan, and West voted in favor of the motion. **Mr. Reid and Mr. Som opposed** the motion.

Mr. Reagan moved to find reasonable cause to believe the respondents discriminated against the complainant by making:

- **Discriminatory Statements**

Ms. Fenty seconded the motion. Members Buyalos, Fenty, Marks, Moore, Phillos, Reagan, Som, and West voted in favor of the motion. **Mr. Reid opposed** the motion.

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

In the matter of **Matthew Baranoff v. Watergate at Landmark Condominium Unit Owners Association Board of Directors and FirstService Residential, Inc.**, the Board reviewed the record which consisted of the Final Investigative Report, Case Analysis, and Supplemental Information.

Ms. Fenty moved to find no reasonable to believe the respondents discriminated against the complainant by:

- **Imposing discriminatory terms or conditions of a rental based on disability; or**
- **Refusing to make reasonable accommodation based on disability; or**
- **Harassment**

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

VIII. EDUCATION

Fair Housing Education Committee Report

Anika Coleman, Executive Director, provided the education committee report. Equal Rights Center, Washington D.C., had one Proprietary School and one Course Application approved.

IX. NEW BUSINESS

Litigation Update

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

Education Fair Housing Education Committee Report

New Business

Litigation Update

Mr. Shockley provided the Board with the litigation update.

Executive Director Report

Anika Coleman, Executive Director, informed the Board of current and past statistical data related to licensing applications and current licenses. Additionally, Ms. Coleman informed the Board of two position vacancies that were filled in the Department.

Report from the Executive Director

X. OTHER BOARD BUSINESS

Ms. Coleman informed the Board that no other states had a certification program that generated revenue to fund their state-run Fair Housing Program.

Other Board Business

Consideration of Requiring Other Professions and Occupations to Obtain a Fair Housing Certification

Fair Housing Training

Ms. Hayes provided a brief recess from 11:32 A.M. – 11:47 A.M. The Fair Housing Training began immediately afterwards.

Fair Housing Training

Recovery Fund Fee Transfer

Ms. Coleman informed the Board that discussion pertaining to the recovery fund transfer would be postponed until a later date.

Recovery Fund Transfer

Mr. Marks emphasized that the financials needed to be discussed in depth, if the Board plans to become financially solvent in the future.

Mr. Reid asked if there was a plan in place to address the deficit. The Board staff responded that the matter was being addressed internally, and an update would be provided to the board at a later date.

XI. COMPLETION OF PAPERWORK

Chair, Buyalos reminded Board members to complete their Conflict-of-Interest Statements and Travel Reimbursement Forms.

Completion of Paperwork

XII. ADJOURNMENT

Chair, Buyalos thanked the Fair Housing Board and adjourned the meeting at 1:34 P.M.

Adjournment

The next board meeting is scheduled for **February 18, 2025**.

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Amanda Buyalos, Chair

Date

Laura McClintock, Secretary

Date

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