



# Occupational and Professional Licensing

## District of Columbia Real Estate Commission

November 18, 2025

### Meeting Minutes

**\*\*This meeting is governed by the Open Meetings Act. Please address any questions or complaints arising under this meeting to the Office of Open Government at [opengovoffice@dc.gov](mailto:opengovoffice@dc.gov)**

The District of Columbia Real Estate Commission held its regularly scheduled meeting on Tuesday, November 18, 2025, at 10:00 am via virtual.

The meeting was called to order by Edward Downs, Chair, at 10:10 am, and attendance was taken.

#### **Attendance**

Board Members Present: Elizabeth Blakeslee, Ericka Black, Edward Downs, Monique Owens, and Patrice Richardson

Staff: Stacey Price, Board Administrator; Leon Lewis, Program Manager, Kevin Cyrus, Education Coordinator; Jacqueline Noisette, Deputy Associate Administrator; Occupational and Professional Licensing Division; Nicole Bramstedt, Legislative Affairs Specialist

Legal Counsel: Jessica Rice, Attorney; Agustin Villadares; Kiyana Rayford; Faiza Majeed, Office of the General Counsel

Public Members: Nick Casey, Tony Giglio, Bernice Brown, RJ Gallegos, Lauren Sams, Tim Dudley, John Gill, Maeghan Kimball, Elmira Jones, G. Taylor Johnson, Jane Fernandez

#### **Agenda Item: Comments from the Public**

Maeghan Kimball and Jane Fernandez – wanted to check the status of a technical application. Discussed further in Executive Session.

Tim Dudley – wanted to check the status of a technical application. Discussed further in Executive Session.

Nick Casey – wanted to check the status of a technical application. Discussed further in Executive Session.

Tony Giglio – wanted to check the status of a technical application. Discussed further in Executive Session.

John Gill – wanted to check the status of a technical application and consent order. Discussed further in Executive Session.



### **Agenda Item: Executive Session**

At approximately 11:12 am, the following motion was made:

Upon a motion duly made by Ms. Owens and properly seconded by Ms. Richardson, the Commission unanimously voted to enter into closed session pursuant to the authority of D.C. Official Code Section 2-575(b)(4)(A) to seek the advice of counsel, D.C. Official Code Section 2-575(b)(9) to discuss disciplinary matters, and D.C. Official Code Section 2-775(b)(13) to deliberate upon a decision in an adjudication action or proceeding and to discuss:

Complaints and technical applications.

The public session of the meeting was resumed at 1:41 pm.

### **Agenda Item: Draft Minutes, September 9, 2025**

Upon motion duly made by Ms. Blakeslee and properly seconded by Ms. Richardson, the Commission voted unanimously to approve the draft minutes dated September 9, 2025.

### **Agenda Item: Application for Licensure Recommendations**

Upon motion duly made by Ms. Black and properly seconded by Ms. Blakeslee, the Commission voted unanimously to approve the October 14, 2025 and November 18, 2025, Application List administratively approved by OPL staff, attached hereto and made a part of the November 18, 2025, minutes.

Upon motion duly made by Ms. Owens and properly seconded by Ms. Richardson, the Commission voted to issue a Public Notice setting the hearing for payment from the Real Estate Guaranty and Education Fund against Jackson Mosley (License #BR200200239) on behalf of Jump Living DC, LLC for February 10, 2026 at 2:00 PM.

Upon motion duly made by Ms. Owens and properly seconded by Ms. Richardson, the Commission voted to approve the following renewal/reinstatement applications: LaToya Jones, AddressUSA Inc., and Epic Realty.

Upon motion duly made by Ms. Owens and properly seconded by Ms. Richardson, the Commission voted to withdraw the Consent Order offered to Nicholas Casey and approve his application for licensure.

Upon motion duly made by Ms. Owens and properly seconded by Ms. Richardson, the Commission voted to withdraw the Notice of Intent to Deny application for Damian Howard and approve his application for licensure.

Upon motion duly made by Ms. Owens and properly seconded by Ms. Blakeslee, the Commission voted to issue a Formal Reprimand, a civil fine of \$2,500 and offer a Consent Order to Chinenye Anyanwu.

Upon motion duly made by Ms. Owens and properly seconded by Ms. Black, the Commission voted to request additional information regarding duties performed in previous role for reinstatement applicant Joi Ervin.

Upon motion duly made by Ms. Owens and properly seconded by Ms. Blakeslee, the Commission voted to issue a Formal Reprimand, a civil fine of \$3,500 and offer a Consent Order to Dudley Pro Homes.



Upon motion duly made by Ms. Owens and properly seconded by Ms. Black, the Commission voted to issue a formal reprimand, a \$5,000 civil fine, and suspend Jason Townsend (BR98360839) until the receipt of a current and valid Clean Hands Certificate and offer a consent order.

Upon motion duly made by Ms. Owens and properly seconded by Ms. Richardson, the Commission voted unanimously to adopt the legal subcommittee recommendations as follows:

1. In the matter of Branches Realty, I move to issue a formal reprimand, a \$5000 civil fine, and offer a consent order.
2. In the matters of Manuel Alvarez, Larry Roberts, Diana Vaughan, Charles Gaynor, and Candace Jennings, I move to issue a formal reprimand, a \$2500 civil fine, and offer a consent order.

### **Agenda Item: Legal Recommendations**

Upon motion duly made by Ms. Owens and properly seconded by Ms. Richardson, the Commission voted unanimously to adopt the legal subcommittee recommendations from October and November 2025 Complaint Log as follows:

1. In the matter of Stephanie Costa vs EJV Real Estate Services, dismiss due to a finding of no violation of law.
2. In the matter of Sara PLLC vs Jones Lang Lasalle Brokerage Inc, dismiss for lack of jurisdiction.
3. In the matter of Anjannette Dunn vs Z Construction and Consulting, dismiss for lack of jurisdiction.
4. In the matter of Faith Bonner vs Sherina Garner, issue an Informal Advice of Informal Admonition.
5. In the matter of Office of Attorney General vs Andre Smith and Casey Stringer, dismiss due to a finding of no violation of law.
6. In the matter of Julia Park Grant Erhuanga vs Kenneth Brown, request a supplemental investigation be conducted by CPU in light of recently acquired information.
7. In the matter of Karen Todd/Husnain Saleem vs Nefretiti Makenta, hold the case in abeyance until the conclusion of the corresponding action pending in DC Superior Court.
8. In the matter of Haleema Jabbar vs Veronica Aguila, dismiss for a lack of evidence.
9. In the matter of Akash Vijan vs Noble Davis, dismiss for no violation of law.
10. In the matter of Tom Eliopoulos vs Sima Tessema, dismiss for no violation of law.
11. In the matter of Dominique la Bay vs Yoni Kifle, dismiss for no violation of law.
12. In the matter of Jomori Campbell vs 4325 Halley Terrace, dismiss for no violation of law.
13. In the matter of Assata Dessaline vs Abel Gebremichael, dismiss for a lack of evidence.

### **Agenda Item: Education Committee Report**

Upon motion duly made by Ms. Black and properly seconded by Ms. Richardson, the Commission voted unanimously to approve the Education Committee Report, attached hereto and made a part of the November 18, 2025, minutes.

It was announced that Kathy Thomas will be the point of contact and the person drafting the winter newsletter. Any correspondence can be sent to her.

DLCP will be offering a 7-hr Uniform Standards of Professional Appraisal Practice (USPAP) course on December 12<sup>th</sup> to DC licensed Appraisers.



### **Agenda Item: Budget Update**

Mr. Lewis presented the commission with the current Guaranty and Education Fund balance of \$122,417. The commission was reminded that there would be a supplemental sweep beginning of fiscal year 2026, which withdrew \$1,170,457 from the fund.

### **Agenda Item: Correspondence**

Mr. Lewis announced that he will be concluding his service with the ARELLO Foundation at the end of the year.

### **Agenda Item: Old Business**

The Seller Disclosure Statement will be published as a final rulemaking on Friday, November 28, 2025. The commission members will be notified, and it will be posted in the newsletter.

DLCP Staff and Chairman Downs will begin making preparations for 2026 Performance Oversight Hearing; such as questions from councilmember Robert White, 2025 Testimony, and meeting minutes and materials.

In the near future, the commission formulated a subcommittee who will begin reviewing the statutory provisions and rules for any updates with the legislative team.

At the end of October there was a hearing regarding the Housing with Integrity Amendment Act that would prevent housing operators from getting a business license if they exceed a certain number of housing code violations. The following week, Councilmember White, Director Crowe and staff from Department of Building testified at a housing roundtable that tied housing code violations to obtaining licenses.

### **Agenda Item: New Business**

Upon motion duly made by Ms. Richardson and properly seconded by Ms. Black, the Commission voted unanimously to approve the proposed 2026 commission monthly meeting dates.

Chairman Downs will be meeting with Director Crowe to discuss Commission matters and the importance if the Commissions affiliation and participation with ARELLO.

ARELLO is hosting a Legislative Exchange Conference in March 2026 and legal staff members are encouraged to attend. Topics that will be discussed are; the future of MLS, hot topic areas, various trends, and regulations just to name a few.

### **Agenda Item: Next Meeting**

The next scheduled regular meeting is December 9, 2025, via the Zoom platform.

### **Agenda Item: Adjournment**

Upon motion duly made by Ms. Blakeslee and properly seconded by Ms. Richardson, the Commission unanimously voted to adjourn. Meeting adjourned at 1:48 p.m.



Respectfully submitted,

*Edward K. Downs*

---

Edward Downs, Chair  
Date: January 13, 2026

Recorder/transcriber: Stacey Price