

UNITED STATES OF AMERICA
DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
OFFICE OF HEARING AND APPEALS

The Secretary, United States Department of Housing and Urban Development,)
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Petitioner,)
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v.)
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Carbrook Associates, LP,)
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Respondent)
_____)

**HUDOHA No.
21-AF-0140-FH-021**

INITIAL DECISION AND CONSENT ORDER

I. BACKGROUND

On April 30th, 2021, HUD filed a Notice of Proposed Adverse Action (NOPAA) against Respondent Carbrook. HUD alleges that Carbrook violated Section 504 of the Rehabilitation Act of 1973, 29 U.S.C. § 794 (Section 504), by failing to remediate accessibility barriers at 1577 Carroll Street and 440 Brooklyn Avenue in Brooklyn, New York (Carbrook’s Properties). HUD further alleges that Carbrook violated Title VI of the Civil Rights Act of 1964, 42 U.S.C. § 2000d-1 (Title VI), by failing to cooperate in HUD’s investigation. Carbrook’s Properties contain a total of 83 dwelling units, only some of which are subsidized with Project-Based Rental Assistance (“PBRA”) from HUD. Carbrook is leaving the PBRA program as of October 31, 2021. Carbrook has denied the allegations of the NOPAA and has asserted defenses to the NOPAA.

HUD and Carbrook (hereinafter referred to collectively as the “Parties”) are settling their differences, and, to that end, they and the court have agreed to make this Initial Decision and Consent Order (“Consent Order”) in order to resolve the NOPAA.

II. GENERAL PROVISIONS

1. The Parties acknowledge that this Consent Order is a voluntary and full settlement of the NOPAA. No party has been coerced, intimidated, threatened, or in any way forced to become a party to it. The Parties, by their signatures below, acknowledge that they have read and fully understand the significance of the provisions of this Consent Order and their obligations under it.

2. The Parties agree that the Petitioner shall file with the Office of Hearings and Appeals a Motion for Entry of an Initial Decision and Consent Order, along with this Consent Order, after this document is executed by all Parties.
3. This Consent Order is binding upon Respondent and those in active concert with Carbrook in the operation of Carbrook's Properties, including Carbrook's successors, members, principals, owners, officers, directors, agents, employees (if any), contractors, and all others in active concert with Carbrook in the operation of Carbrook's Properties. "Carbrook's Properties", which are also referred to in this Consent Order as the "Buildings" or the "Project", are the properties/buildings located at 440 Brooklyn Avenue, Brooklyn, New York and 1577 Carroll Street, Brooklyn New York. "Successors," as used throughout this Consent Order, does not include any person or entity that purchases Carbrook's Properties or interests in Carbrook and is not affiliated with Carbrook's current owners or principals.
4. Within thirty (30) days after the entry of this Consent Order, Respondent will provide a copy of this Consent Order to its employees (if any), management company, and tenants.
5. Pursuant to 24 C.F.R. § 180.680(a), this Consent Order is a public document.
6. This Consent Order is a settlement between Carbrook and HUD. Nothing in the Consent Order is to be construed as an admission, finding, or determination of any wrongdoing, or of the violation of any statute, regulation, or law, by Carbrook or by anyone connected to, associated with, or affiliated with Carbrook. This Consent Order does not create, and it shall not be the basis or support for, any right or any right of action for any person or entity or class of persons or entities other than the Parties.

III. ACTIONS IN THE PUBLIC INTEREST

7. This Consent Order incorporates by reference all definitions under Section 504 and Title VI, as such definitions exist as of entry of this Consent Order. *See* 24 C.F.R. §§ 1.2, 8.3.
8. Respondent and each of its officers, employees (if any), agents, successors, and all other persons in active concert with Respondent in the operation of Carbrook's Properties, are enjoined from discriminating on the basis of disability as prohibited by Section 504, 29 U.S.C. § 794; and from discriminating on the basis of race, color, or national origin as prohibited by Title VI, 42 U.S.C. § 2000d-1.
9. Respondent is enjoined from discriminating under Section 504 and Title VI, is further required to comply with its affirmative obligations under Section 504 and Title VI that are set forth in this Consent Order, and is further enjoined from retaliating against any person because that person has made a complaint, testified, assisted, or participated in any manner in a proceeding under Section 504 or Title VI. Any subsequent retaliation or discrimination against any tenants constitutes both a material breach of this Consent Order, and a statutory or regulatory violation of Section 504 and Title VI.

A. Actions to Comply with Section 504

10. Within fifteen (15) days after the entry of this Consent Order (or within ten (10) days after Respondent receives from HUD the below-referenced guidance, whichever is later), Respondent will identify for HUD a proposal for a person or organization to serve as a qualified third-party Independent Licensed Architect (“ILA”). Within five (5) days after the entry of this Consent Order, HUD will provide Carbrook guidance on architectural services that may assist Respondent in selecting and proposing an ILA to HUD. Carbrook may, but is not required to, select an ILA pursuant to that guidance.
 - a. The proposed ILA must be experienced in accessibility conversions of existing multifamily housing developments. The ILA will assist Respondent with the architectural remediation required by this Consent Order and be available to HUD as a neutral with respect to this Consent Order.
 - b. In identifying the proposed ILA to HUD, Respondent will provide the proposed ILA’s name, qualifications, and a Statement of Work to HUD for approval.
 - c. HUD will approve or disapprove of Respondent’s proposed ILA within seven (7) days of receipt of the identity, qualifications, and Statement of Work for Respondent’s proposed ILA. After any such approval of a proposed ILA by HUD, Respondent will retain the ILA. Carbrook will have the right at any time, in its discretion, to terminate the services of the ILA. If Carbrook does so, it will replace the terminated ILA with a different ILA who is approved by HUD using the procedures outlined in this Consent Order.
 - d. The Parties will meet and confer if the ILA’s performance standards are not being met, and Respondent will notify HUD within fifteen (15) days if the ILA resigns. All hiring and replacement decisions of an ILA will require HUD’s review and approval.
11. Within forty-five (45) days after the entry of this Consent Order, the ILA will survey the common and public use areas of Carbrook’s Properties and will identify all structural modifications to common and public use areas that are necessary to achieve full compliance with Section 504 and the Uniform Federal Accessibility Standards (UFAS), and the estimated costs of the required modifications. The ILA will provide this survey to Respondent and HUD. Within ten (10) days after the ILA provides the survey to Respondent and HUD, Respondent, the ILA, and HUD will meet and confer to discuss the proposed remediation plan to ensure that all Parties and the ILA understand and agree to the scope of the work.
12. During the Term of this Consent Order, Carbrook will identify and the ILA will survey certain units in Carbrook’s Properties, selected by Carbrook, as they become vacant. The ILA will survey the selected units to determine what modifications to those units would be necessary for the selected unit to become a designated mobility accessible unit or a

designated sensory accessible unit (described in paragraph 14, below). As units are selected during the Term of this Consent Order, Respondent, the ILA, and HUD will meet and confer to discuss the proposed remediation plan to ensure that all Parties and the ILA understand and agree to the scope of the work to make the selected units into Designated Accessible Units as set forth in paragraph 14 of this Consent Order.

13. Within ninety (90) days after the entry of this Consent Order, Respondent will provide HUD a Certification of Compliance signed by the ILA that:
 - a. There is at least one accessible route at 1577 Carroll Street and one accessible route at 440 Brooklyn Avenue from the street to common areas in Carbrook's Properties. If there are any changes in level on the accessible route that are greater than ½ inch, then a ramp, elevator, or platform lift must be provided. *See* UFAS §§ 4.3.8, 4.8.
 - b. A front-loading washer has been installed at 1577 Carroll Street, with sufficient clear floor space on an accessible route. *See* UFAS §§ 4.2.4, 4.34.7.2.
 - c. All doors to Designated Accessible Units (to the extent, if any, that they exist at the end of the 90-day period) that may be on an accessible route which must be traversed in order to reach the Designated Accessible Unit provide sufficient clear opening width. *See* UFAS § 4.13.5.

14. No later than eighteen (18) months after the entry of this Consent Order, Respondent will retrofit at least five (5) percent of the total amount of dwelling units at Carbrook's Properties (*i.e.*, a total of five (5) units) to ensure that they are designated mobility accessible units and will retrofit at least two (2) percent of the total amount of dwelling units at Carbrook's Properties (*i.e.*, a total of two (2) units) to ensure that they are designated sensory accessible units. Respondent will directly or through one or more contractors retrofit the units to be designated mobility accessible units or sensory accessible units in accordance with the ILA's professional judgment and the requirements of Section 504, 24 C.F.R. § 8.23(b)(1), and UFAS § 4.34.2. As each unit is retrofitted in compliance with the standards, Respondent will provide HUD a Certificate of Compliance signed by the ILA.
 - a. A designated sensory accessible unit refers to a housing unit that complies with all applicable provisions of UFAS. If the following elements exist within the unit, they must comply with the following UFAS provisions. Sensory features include but are not limited to visual alarms (UFAS §§ 4.34.10, 4.28.3), auxiliary alarms (UFAS §§ 4.34.10, 4.28.4), landline telephone volume controls and hearing aid compatibility (UFAS § 4.31.5), protections against protruding objects (UFAS § 4.4), stairway requirements (UFAS §§ 4.9, 4.26.4), protections against exposed pipes and surfaces (UFAS §§ 4.19.4, 4.24.6, 4.34.6.5(8)), audible alarms (UFAS § 4.28.2), signage (UFAS § 4.30), push button controls for landline telephones

(UFAS § 4.31.6), consumer information (UFAS § 4.34.4), and range, cooktop, and oven controls (UFAS §§ 4.34.6.6, 4.34.6.7).

- b. A designated mobility accessible unit refers to a housing unit that is located on an accessible route and complies with all applicable provisions of UFAS. A housing unit with mobility features can be approached, entered, and used by persons with mobility disabilities, including individuals who use wheelchairs.
15. HUD recognizes the professional independence and judgment of the ILA in proposing remediation solutions in Carbrook's Properties. Provided the ILA and any contractor design and construct the work in accordance with the ILA's plans and the subsequent meet and confer, and HUD receives the Certificates of Compliance referenced in this Consent Order, HUD will deem the finished work to be compliant with the requirements of this Consent Order, Section 504, and HUD's Section 504 regulations.
 16. After the entry of this Consent Order and until October 31, 2021 (when Respondent will be leaving the PBRA program), Respondent will provide and pay for reasonable accommodations, including structural modifications to a unit, if a tenant with a disability requests such an accommodation or modification and if Section 504 requires that it be done. This will not apply for modifications after October 31, 2021; only the requirements of the Fair Housing Act and its regulations (including 24 C.F.R. § 100.203) will apply, including provisions regarding expenses being paid by the tenant. Reasonable accommodations will be governed by 24 C.F.R. § 100.204 after October 31, 2021.

B. Actions to Comply with Title VI

17. Within fifteen (15) days after the entry of this Consent Order, Respondent will notify all persons on its waiting list, by mail to their last known address, that they must contact Respondent in writing (by email or mail) if they wish to remain on the waiting list. The letter that Respondent sends to persons on the waiting list will notify such persons that they have thirty (30) days to respond in writing to remain on the waiting list ("Deadline to Remain on Waiting List"). Within five (5) days after the Deadline to Remain on Waiting List passes, Respondent will remove anyone from the waiting list who does not respond in writing to the notification and will remove anyone who has previously declined a unit without providing good cause. Within fifteen (15) days after the Deadline to Remain on Waiting List passes, Respondent will provide HUD with copies of all such correspondence referenced in this paragraph and a copy of the waiting list after it has been purged (the "Old Waiting List").
18. Within thirty (30) days after the entry of this Consent Order, Respondent will provide HUD with a marketing plan (the "Marketing Plan"), using Form 935.2A, that:
 - a. Contains the proper comparison of the demographics of the tenants, applicants, census tract, housing market area, and expanded housing market area in order to determine which groups are least likely to apply as set out in the instructions and

regulations governing Affirmative Fair Housing Marketing Plans (“AFHMPs”); and

- b. Identifies community contacts for each group that is least likely to apply after completing the Marketing Plan, as set out in the instructions of Form 935.2A.
 - c. Respondent will be leaving the PBRA program as of October 31, 2021, at which time Respondent will not be subject to regulations that relate to AFHMPs. Carbrook’s use of Form 935.2A will not be construed as changing that. Respondent is not required to take any affirmative fair housing market planning actions other than those set forth in subdivisions a and b, above.
 - d. If HUD disagrees with any of the information that Respondent provides pursuant to subdivisions a and b, above, HUD shall promptly bring that to Respondent’s attention, and the Parties shall meet and confer in an effort to resolve any differences.
19. Within sixty (60) days after the entry of this Consent Order, Respondent will provide HUD with copies of any advertisements it will use when it next advertises for vacancies after the creation of the New Waiting List. Respondent will provide copies of any additional advertisements that it may publish prior to October 31, 2021 within fifteen (15) days after the publication of the advertisements. After the creation of the New Waiting List, advertising must occur for a minimum of thirty (30) days. Advertising may be done through paper or electronic media, provided it reaches a wide audience at least across New York City. Advertisements must include an equal opportunity statement or logo and a statement that Carbrook does not discriminate on the basis of protected class.
20. Within thirty (30) days after the entry of this Consent Order, Respondent will create a new waiting list, which will be consistent with Chapters 2 and 4 of HUD’s Office of Multifamily, Occupancy Requirements of Subsidized Multifamily Housing Programs, 4350.3 Rev. 1, and Title VI, Section 504, and fair housing laws and requirements (the “New Waiting List”). The New Waiting List will list applicants who are seeking housing that will be subsidized by PBRA and who file their application more than thirty (30) days after the entry of this Consent Order.
21. Following completion of the steps required in Paragraphs 17 through 20 of this Consent Order, when Respondent thereafter opens its waiting list, Respondent will fill new vacancies for housing that will be subsidized by PBRA by alternating tenancy offers between applicants on the New Waiting List and applicants remaining on the Old Waiting List (following purging as referenced in this Consent Order). In practice, this means that an offer of a unit that will be subsidized by PBRA will be made to the top-listed applicant on the New Waiting List, then to the top-listed applicant on the Old Waiting List, and repeat.

22. Respondent is not renewing its PBRA contract, and it will not be receiving PBRA after October 31, 2021. With respect to its tenanting procedure after October 31, 2021, Respondent will continue to tenant its units in accordance with the Fair Housing Act and other civil rights requirements which are then applicable.

- a. Nothing in this Consent Order is to be construed as requiring Respondent to market, advertise, or tenant Carbrook's Properties for occupancy as subsidized housing after October 31, 2021.
- b. After October 31, 2021, Respondent (i) may cease using the Old Waiting List and New Waiting List, (ii) is not required to create or use any waiting list, and (iii) is not required to advertise for vacancies, whether as market rate housing or subsidized housing. However, if Respondent uses a waiting list for occupancy after October 31, 2021, the waiting list shall comply with the Fair Housing Act, and if Respondent advertises for occupancy after October 31, 2021, the advertising shall comply with the Fair Housing Act.

C. Policy Modifications to Comply with Section 504 and Title VI

23. Within thirty (30) days after the entry of this Consent Order, Respondent will provide HUD with revised marketing, advertising, and tenant selection policies revised to be fully consistent with Title VI, Section 504, and other fair housing laws and requirements. HUD may provide comments that are consistent with this Consent Order, which Carbrook will incorporate within fifteen (15) days of receipt. Carbrook's marketing, advertising, and tenant selection policies and practices will include the following:

- a. A written statement that Carbrook complies with fair housing, civil rights, and accessibility laws, and does not discriminate on the basis of race, color, national origin, disability, familial status, religion, or sex. Carbrook must post this statement in conspicuous locations in its office and at Carbrook's Properties (*e.g.*, in the mailrooms).
- b. A written statement regarding how and where Carbrook will accept applications (which will be by (i) mail and (ii) dated email) and that Carbrook will accept and process applications in the order that they are received. To the extent Carbrook employs a waitlist, the waitlist procedures will also be consistent with the terms of this Consent Order. Carbrook will ensure any person who seeks to submit an application is permitted to do so.
- c. A written statement explaining any preferences that Carbrook has adopted and applies, which will be consistent with Title VI, Section 504, and fair housing laws and requirements.
- d. If after a designated mobility accessible unit or designated sensory accessible unit is made, that unit is vacant, Respondent will, before offering the vacant unit to an

applicant without a disability, offer the vacant unit to a then-current tenant of another unit in the Project who has a disability who requires the accessibility features of the vacant unit and who is then occupying a unit which does not have such features, or, if no such tenant exists, then to an eligible qualified applicant on the waiting list who has a disability who requires the accessibility features of the vacant unit. This provision will no longer apply after October 31, 2021.

- e. Nothing in this Consent Order is to be construed as entitling an applicant for subsidized housing to receive a market rate unit or as requiring Respondent to offer a market rate unit to an applicant for subsidized housing.

IV. COMPLIANCE

24. For two (2) years following entry of this Consent Order (the “Term”), HUD may review compliance with this Consent Order.

- a. During the Term of this Consent Order, HUD may, on reasonable notice and using reasonable methods, inspect any portion of Carbrook’s Properties, examine witnesses and examine and/or copy non-privileged pertinent records of Respondent to determine compliance with this Consent Order. Respondent will provide full cooperation in any monitoring review undertaken by HUD to ensure compliance with this Consent Order.
- b. During the Term of this Consent Order, Respondent will preserve and maintain all non-privileged records which are the source of, contain, or relate to any information pertinent to its obligations under this Consent Order.
- c. During the Term of this Consent Order, Respondent will provide to the HUD staff listed below with notification, in writing, of any complaint regarding discrimination, equal opportunity, or housing accessibility within ten (10) days of receiving said complaint, including a copy of a written complaint. Respondent will also inform the HUD staff listed below, in writing, about the substance of any resolution of the complaint within ten (10) days of such resolution.
- d. During the Term of this Consent Order, Respondent will report periodically on its progress in accomplishing requirements in Section III above including, but not limited to, certification of compliance with accessibility standards. Respondent will submit reports in a format satisfactory to HUD six (6) months after entry of this Consent Order and annually thereafter during the two (2) years following entry of this Consent Order. The reports will include descriptions and photographic evidence of any alterations made to units or public and common use areas and actions taken to ensure they comply with applicable accessibility standards completed since the prior report. HUD will review Respondent’s submissions and specify any corrections or clarifications needed in writing.

- e. All required certifications and documentation of compliance must be submitted to: Shira Gordon (shira.e.gordon@hud.gov), Georgia Kendall (georgia.m.kendall@hud.gov), and Karen Delancy (karen.a.delancy@hud.gov).
25. In consideration of Respondent's entry into and full compliance with the terms of this Consent Order, HUD will cease deferring PBRA payments to Carbrook and shall promptly cause to be delivered to Carbrook all PBRA payments that were previously deferred, withheld, or otherwise not paid. HUD shall initiate the making and delivery of those PBRA payments no later than three (3) business days after this Consent Order is signed by the Parties (even if it is not signed by the Administrative Law Judge and approved by the Secretary). HUD shall direct all those who are involved in the payment process to have those PBRA payments delivered to Carbrook as soon as possible. Respondent acknowledges that failure to fully comply with the terms of this Consent Order will authorize HUD to seek disgorgement of any PBRA payments that are received after the signing of this Consent Order. If HUD seeks disgorgement, it must do so no later than thirty (30) months after the entry of this Consent Order. Any effort to seek disgorgement after that date shall be time-barred.
26. Respondent and HUD acknowledge that this Consent Order will extend for the Term notwithstanding the expiration of Respondent's PBRA contract on October 31, 2021. This is not, however, to be construed as altering any provision of this Consent Order which addresses how certain things will be dealt with after October 31, 2021. That the Term will extend beyond Respondent's participation in the PBRA program is not to be construed as making Respondent a "recipient" after October 31, 2021. After October 31, 2021, Respondent will not be a "recipient", and it will not be subject to any statute, regulation, or law that is applicable only to a "recipient".
27. The Parties shall endeavor, in good faith, to resolve informally any differences regarding interpretation of and compliance with this Consent Order.
28. Upon breach of any provision of this Consent Order, HUD shall provide notice of the alleged breach to Respondent. Respondent shall have thirty (30) days to cure the alleged breach. If no cure is made within thirty (30) days, HUD may refer this matter to the Department of Justice to petition the United States District Court for the Eastern District of New York to enforce this Consent Order and for any other appropriate relief in accordance with 29 U.S.C. § 794, 42 U.S.C. § 2000d-1, and 24 C.F.R. §§ 1.8(a) and 8.57(a)(1).

V. ADMINISTRATION

29. This Consent Order is entered pursuant to 29 U.S.C. § 794a(a)(2); 42 U.S.C. § 2000d-1; 24 C.F.R. §§ 1.9(b), 8.58(b), and 180.450. The effective date of this Consent Order shall be the date it becomes final, *i.e.*, upon the Secretary's approval. 24 C.F.R. § 180.670(c)(1)(iii). This does not alter HUD's obligations under Paragraph 25, which

requires HUD to do things upon the signing of this Consent Order by the Parties, even before the Secretary's approval.

30. Except for actual or alleged violations that fall within the subject matter of the NOPAA or that could have been raised in the NOPAA, this Consent Order does not limit or restrict HUD's authority to investigate any complaint involving Respondent pursuant to Section 504, Title VI, or any other authority within HUD's jurisdiction. As of the date of HUD's signature, below, HUD is unaware of any actual or alleged violation of Section 504, Title VI, or any similar law or regulation that is within HUD's authority or jurisdiction, other than those set forth in the NOPAA. This Consent Order fully and finally settles all actual or alleged violations that fall within the subject matter of the NOPAA or that could have been raised in the NOPAA.
31. The Parties agree that if Respondent needs an extension of time to satisfy a deadline provided herein, such extension must be obtained in writing from undersigned counsel or other authorized representatives of the Office of General Counsel's Office of Fair Housing. An extension of time shall not be unreasonably withheld.
32. The term "days" as used in this agreement refers to calendar days. If a deadline falls on a Saturday, Sunday, Federal or State holiday, or on a holiday on which work is religiously prohibited, the deadline will be the next business day that does not fall on a weekend or such a holiday.
33. The signatures of the Parties constitute a waiver of any right to apply for attorney's fees or costs pursuant to 24 C.F.R. § 180.705. Each Party is responsible for its own attorney's fees and costs.
34. The Parties and counsel agree that in the interest of a prompt conclusion of this matter, the execution of this Consent Order may be accomplished by the Parties' and counsels' signatures on separate pages of this Consent Order, with the individual signature pages to be attached to the body of this Consent Order to constitute one document to be filed with the Office of Hearings and Appeals. Signatures to this Consent Order by the Parties and their counsel may be executed by way of electronic signature and transmission.
35. The signatures of the Parties to this Consent Order constitute a waiver of any right to withdraw their consent, and a waiver of any right to challenge the validity of this Consent Order at any time.

VI. DISMISSAL OF NOTICE OF PROPOSED ADVERSE ACTION (NOPAA)

36. In consideration of Respondent's actions as set forth above, compliance with the terms and conditions of this Consent Order, and all orders contained herein, Petitioner agrees to the dismissal with prejudice of the NOPAA and of any allegations that Respondent violated Section 504 and Title VI and their regulations. Therefore, the NOPAA against Respondent is hereby **DISMISSED WITH PREJUDICE** in its entirety. However, nothing

in this paragraph should be construed to prevent any of the Parties from taking action to enforce this Consent Order or federal civil rights laws.

VII. AGREEMENT OF THE PARTIES

RESPONDENT:

CARBROOK ASSOCIATES, LP
By:

DATE

Gitel Fischer, General Partner

COUNSEL FOR RESPONDENT:

Robert J. Kaplan, Esq.

DATE

PETITIONER AND COUNSEL FOR PETITIONER, UNITED STATES
DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT:

William Lynch
Assistant General Counsel for
Fair Housing Compliance
Shira Gordon
Georgia Kendall
Trial Attorneys
U.S. Department of Housing
and Urban Development
Office of General Counsel
Fair Housing Compliance Division
451 7th St. SW, Rm 10-264
Washington, DC 20410

DATE

VIII. ORDER OF THE COURT

The hearing in this matter was originally scheduled for October 18, 2021. On June 21, 2021, the parties filed a motion for entry of the foregoing Initial Decision and Consent Order, incorporating the terms of their agreement. Having read the agreement and considered the record in its entirety, the undersigned Administrative Law Judge has independently determined, in accord with 24 C.F.R. § 180.450, that the agreement does not offend the public interest. All parties have given their consent and signed the agreement incorporated in the foregoing Initial Decision and Consent Order, which is hereby accepted and issued.

This Initial Decision and Consent Order carries no precedential weight, as the matter has been reviewed solely to determine that the parties' settlement does not offend the public interest. No opinion is expressed on legal or policy statements contained herein, nor the form and quantum of the agreed relief.

So ORDERED this 23rd day of June, 2021.

Alexander Fernández-Pons
Administrative Law Judge