



Conciliation Agreement

[REDACTED] v. AHF Orleans Gardens, LLC

July 23, 2020

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- A. The parties acknowledge that this Agreement is a full settlement of the disputed complaint. The parties hereto state that they have read and fully understand the significance of the terms set forth herein and have executed this compromise Conciliation Agreement freely and voluntarily. No party has been coerced, intimidated, threatened, or in any way forced to become a party to this Agreement.
- B. By signing this Agreement both Complainant and Respondent state that they have had the opportunity to seek legal counsel regarding the effects of this Agreement.
- C. This conciliation agreement fully and completely resolves all issues arising out of SHAC Case # H-2-20-020/HUD Case # 04-20-1829-8 through the effective date of this agreement. The Commission and the Charging Party will take no further legal action with respect to, and will not initiate any action pertaining to, the facts and events which led to the filing of the charge so long as the parties abide by the terms of this Conciliation Agreement.
- D. This Agreement, after it has been approved by the Commissioner of South Carolina Human Affairs Commission (SCHAC), is binding upon all Respondents, their employees, successors and all others in active concert with them in the ownership or operation of any of the Respondent entities.
- E. This Agreement does not in any way limit or restrict SCHAC's authority to investigate any other complaint involving Respondents made pursuant to the Fair Housing Law, or any other law within SCHAC's jurisdiction.
- F. This Conciliation Agreement constitutes closure of the complaint at HUD and South Carolina Human Affairs Commission upon a determination that Complainant(s) and Respondent(s) have complied with the terms of the Agreement.
- G. The parties hereto agree that this conciliation agreement and its terms shall remain confidential in all respects.

### III. PROVISIONS FOR THE PUBLIC INTEREST

In order to assure that the public interest is protected, Respondent, without admitting to any violation of the South Carolina Fair Housing Law or Federal Fair Housing Act, agrees to continue to take such affirmative action as may be necessary to assure the elimination of discriminatory housing practices and the prevention of their occurrence in the future, including, but not limited to the following:

- A. Respondent agrees to continue to comply with all federal and state housing laws.
- B. Respondent agrees to continue to consistently apply its standards for acceptance and rejection of housing applicants in an objective manner.
- C. Respondent agrees to continue to allow any qualified person the right to purchase, rent, or occupy a dwelling regardless of race, color, religion, sex, disability, familial status, or national origin.

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- D. Respondent's employees, who interact with applicants, and tenants, shall complete Fair Housing training provided for free by the South Carolina Human Affairs Commission or a qualified agency of Respondent's choosing, within six months from the date of the signed agreement. If Respondents have completed Fair Housing Training from a qualified agency within the last year from this signed agreement, Respondent shall provide certificates proof of training to the Commission within six months from the date of the signed agreement.
- E. Respondent agrees to post an 11 by-14inch fair housing poster that the South Carolina Human Affairs Commission will provide (if it's not already posted). The poster should be placed in a well-lit location in which it is easily readable, and in any rental office. If Respondent already has a fair housing poster, they will have to provide South Carolina Human Affairs Commission evidence or a picture that the poster is placed in a well-lit location in which it is easily readable, and in any rental office owned by the Respondents.

**IV. RELIEF FOR COMPLAINANT**

- A. Respondent agree to compensate or return Complainant's rent deposit of the amount of Three Hundred Dollars (\$300.00) within 30 days of the date of this fully executed agreement
- B. Respondent agrees that there shall be no discrimination or retaliation of any kind against Complainant or any person who assisted the Commission in the filing of this charge or in the investigation of this matter.

**V. RELEASE BY COMPLAINANT**

- A. Upon compliance with the terms of Paragraph IV through herein, Complainant agrees to release and forever discharge Respondent and Respondent's employees, agents, successors, insurers, and assigns from any and all claims which may be raised on account of the matters raised herein.

**VI. BREACH OF CONCILIATED TERMS**

- A. Nothing in this Agreement shall be construed to preclude the Commission and/or any aggrieved individual(s) from bringing suit to enforce this Agreement in the event that Respondent fails to perform the promises and representations contained herein. Neither does it preclude the Commission from filing charges in the future concerning events occurring after the execution of this conciliation agreement. The Commission shall determine whether Respondent has complied with the terms of this agreement. In the event that the Commission determines that Respondent has not complied with the terms hereof, the Commission shall send written notice to Respondent and Respondent shall be given a reasonable time period to remedy such non-compliance.
- B. Complainant(s) and Respondent(s) agree that this Agreement may be used as evidence in a subsequent proceeding in which any of the parties allege a breach of this Agreement.

**VII. REPORTING & RECORDKEEPING**

Parties shall submit proof of compliance with the terms of this Agreement to:

South Carolina Human Affairs Commission  
Fair Housing Department

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Attention: [Redacted]  
1026 Sumter Street, Suite 101  
Columbia, SC 29201

The submitter of any documentation should include the SCHAC and HUD case numbers, which are as follows:  
SHAC No. H-2-20-020  
HUD No. 04-20-1829-8

VIII. COMMISSION REVIEW

A. Subject to the provisions of Section 814 of the Fair Housing Act, as amended, 42 U. S. C. Section 3614, and in accordance with the provisions of State Regulations R. 65-225.G., the Commission may, from time to time, review compliance with this Conciliation Agreement, and, if necessary, recommend to the South Carolina Attorney General that a civil action be filed to seek the enforcement of any of the terms set forth herein.

IX. EFFECTIVE DATE

This agreement shall become effective on the date on which it is approved and signed by the Commissioner of the South Carolina Human Affairs Commission.

IN WITNESS WHEREOF, the parties have subscribed their names hereto on the day and date indicated.

[Redacted] Complainant \_\_\_\_\_ (Date)

[Redacted] \_\_\_\_\_ 07.30.2020

AHF Orleans Gardens, LLC Respondent [Redacted] Associate Director - East \_\_\_\_\_ (Date)

[Redacted] Respondent \_\_\_\_\_ 7/29/2020 (Date)

[Redacted] \_\_\_\_\_ 7/30/2020 (Date)

[Redacted] Conciliator \_\_\_\_\_ (Date)

Approved on Behalf of the Commission

*Janie A. Davis* \_\_\_\_\_ 7-31-20  
Janie A. Davis, Commissioner (Date)

Attention: [REDACTED]  
1026 Sumter Street, Suite 101  
Columbia, SC 29201

The submitter of any documentation should include the SCHAC and HUD case  
as follows:

SHAC No. H-2-20-020  
HUD No. 04-20-1829-8

### VIII. COMMISSION REVIEW

- A. Subject to the provisions of Section 814 of the Fair Housing Act, as amended, 3614, and in accordance with the provisions of State Regulations R. 65 may, from time to time, review compliance with this Conciliation Agreement and recommend to the South Carolina Attorney General that a civil action for enforcement of any of the terms set forth herein.

### IX. EFFECTIVE DATE

This agreement shall become effective on the date on which it is approved and adopted by the South Carolina Human Affairs Commission.

IN WITNESS WHEREOF, the parties have subscribed their names hereto on

[REDACTED]  
Complainant

AHP Orleans Gardens, LLC, Respondent [REDACTED] Associate Director - East

[REDACTED]  
Respondent