

IN THE UNITED STATES DISTRICT COURT
FOR THE DISTRICT OF MINNESOTA

THELMA JONES, PRIYIA LACEY, FAISA
ABDI, ALI ALI, RUKIYA HUSSEIN, LUCIA
PORRAS, DAVID TROTTER-FORD, AND
SOMALI COMMUNITY RESETTLEMENT
SERVICES, INC.,

Plaintiffs,

v.

CITY OF FARIBAULT,

Defendant.

Case No. 18-CV-01643-JRT

SECOND AMENDED
COMPLAINT
FOR DECLARATORY AND
INJUNCTIVE RELIEF AND
DAMAGES

INTRODUCTION

1. This lawsuit challenges the City of Faribault, Minnesota’s illegal and unconstitutional Rental Licensing Ordinance, Ord. No. 2017-13, which was aimed at reducing the number of people of color living in rental housing within its borders. (The 2017 Ordinance is attached hereto as Exhibit A.)

2. This lawsuit also challenges the City of Faribault’s 2019 update to its Rental Licensing Ordinance, Ord. No. 2019-17, which has the identical purpose and scope of the 2017 version and has or will predictably have the same effects as the 2017 version. Unless otherwise stated, all references to the “Rental Licensing Ordinance” or “Ordinance” refer to both the 2017 and 2019 versions because, in those instances, the language and section numbers in both versions are identical. (The 2019 Ordinance is attached hereto as Exhibit B.)

3. In order to rent out residential property in Faribault, every landlord must secure a rental license. To secure and maintain this license, the City of Faribault requires

that landlords give police enormous control over their tenants through Faribault's codified Crime Free Housing Program.

4. The City of Faribault ("Faribault" or "the City") enacted its Rental Licensing Ordinance and Crime Free Housing Program in order to target Black Somali tenants living in downtown Faribault, whom some in the community perceived to be engaging in crime and, by their very physical presence on streets and sidewalks, creating a "negative perception" of Faribault.

5. Faribault first enacted the scheme in 2014 despite the fact that its own Chief of Police, Andrew Bohlen, stated in a memorandum to the City Council that there was no downtown crime problem and that "fears and cultural clashes" were to blame for the community concerns. Faribault's Black Somali population had surged in the years leading up to passage of the Ordinance.

6. Faribault's Rental Licensing Ordinance requires that landlords use leases that allow police to order all members of a household evicted if any household member or guest engages in what police deem to be criminal activity. Police can order evictions even when there has been no arrest and no prosecution.

7. Before re-enacting the Ordinance in 2017 with minor revisions, City officials made public statements concerning the Crime Free Housing Program's success at "get[ting] rid of" residents who are "undesirable[]." One member of the City Council stated that Faribault needed to attract higher income residents or it would "flip like Detroit in a few years."

8. The Rental Licensing Ordinance also requires that landlords screen potential tenants for criminal history. Faribault instructs landlords to refuse to rent to

potential tenants with criminal records, including convictions for minor crimes, without regard to whether a criminal record indicates a present risk for property or safety.

Because Black Minnesotans are vastly more likely to have a criminal record than are white Minnesotans, as are Latino Minnesotans, this policy has a significant and unjustified discriminatory effect.

9. The 2017 Rental Licensing Ordinance limited the occupancy of every rental unit to two people per legal bedroom plus one, regardless of the size of the bedrooms or the availability of additional rooms for sleeping. Because Faribault Somali families tend to be large, such that Faribault Somali households are significantly larger than non-Somali households, this occupancy restriction has a significant and unjustified discriminatory effect on people of Somali national origin, who were often evicted upon the birth of a child. Because of this lawsuit, the City modified its occupancy restriction in 2019 to exempt children aged 2 and under.

10. These discriminatory policies violate the Fair Housing Act and the Equal Protection Clause of the Fourteenth Amendment, as well as the equal rights guarantees provided by 42 U.S.C. § 1981 and the Minnesota Constitution.

11. This lawsuit seeks to end the many harms wrought by the Rental Licensing Ordinance on tenants and potential tenants, as well as on the health of the broader Faribault community.

PARTIES

Plaintiffs

12. After the inception of this lawsuit, Plaintiff Thelma Jones moved to Burnsville, MN. Ms. Jones had previously resided in rental housing in Faribault, where

she had lived since 2008. She is a Black woman and a U.S. citizen. Ms. Jones and her family lost their home as a result of the Rental Licensing Ordinance and the Crime-Free Housing Program after the Faribault Police Department threatened Ms. Jones' landlord with criminal prosecution unless she evicted Ms. Jones and her family.

13. Plaintiff Priyia Lacey is actively seeking rental housing in Faribault. She is a Black woman and a U.S. citizen. Ms. Lacey is Ms. Jones' daughter. She, too, lost her home as a result of the Rental Licensing Ordinance and the Crime-Free Housing Program.

14. Plaintiff Faisa Abdi has resided in rental housing in Faribault since 2010. She is a Black Somali-American and a U.S. citizen. She and her family are currently threatened with loss of their home as a result of the Rental Licensing Ordinance and its occupancy restriction.

15. Plaintiff Ali Ali has resided in rental housing in Faribault since 2006. He is a Black Somali-American and a U.S. citizen. He and his family lost their prior home as a result of the Rental Licensing Ordinance and its occupancy restriction and are at risk of losing their current home as their family expands.

16. Plaintiff Rukiya Hussein has resided in rental housing in Faribault since 2002. She is a Black Somali-American and a U.S. citizen. She and her family lost their home as a result of the Rental Licensing Ordinance and its occupancy restriction.

17. Plaintiff Lucia Porras has lived in Faribault for most of her life. She is a Latina woman and a U.S. citizen. Ms. Porras is actively seeking rental housing in Faribault after she and her family lost their home as a result of the Rental Licensing Ordinance and the Crime-Free Housing Program.

18. After the inception of this lawsuit, in 2019, Plaintiff David Trotter-Ford and his family moved from Faribault to Rosemont, MN. He is a Black man and a U.S. citizen. He and his family lost their home as a result of the Rental Licensing Ordinance and the Crime-Free Housing Program.

19. Plaintiff Somali Community Resettlement Services, Inc. (“SCRS”) is a non-profit corporation organized under the laws of the State of Minnesota and a 501(c)(3) tax-exempt organization, with its primary places of business in Rochester and Faribault, Minnesota. The Rental Licensing Ordinance interferes with its mission to promote the welfare and well-being of members of the Somali community and forces it to divert resources to ameliorate the harms caused to that community by the Ordinance.

Defendant

20. Defendant City of Faribault, Minnesota is a municipality capable of being sued under Minnesota law. The city is the legal entity responsible for the Faribault Police Department (“FPD”), a law enforcement agency. Plaintiffs base all applicable and appropriate claims as to Defendant City of Faribault on the doctrines of respondent superior or vicarious liability and municipal liability pursuant to *Monell v. Dep’t of Soc. Services of City of New York*, 436 U.S. 658 (1978).

JURISDICTION AND VENUE

21. This action arises under the federal Fair Housing Act, 42 U.S.C. §§ 3601–3619, and the Fourteenth Amendment to the United States Constitution, as well as 42 U.S.C. § 1981.

22. This Court has jurisdiction over the subject matter of this action pursuant to 28 U.S.C. § 1331. This Court may award Plaintiffs declaratory and injunctive relief pursuant to the Declaratory Judgment Act, 28 U.S.C. §§ 2201–02, and this Court’s inherent equitable jurisdiction.

23. Pursuant to 28 U.S.C. § 1367, this Court also has supplemental jurisdiction over the Minnesota state law claim, which forms part of the same case or controversy. This Court has jurisdiction to grant declaratory, injunctive, and other relief as necessary or proper under the Uniform Declaratory Judgments Act (“UDJA”),¹ Minn. Stat. § 555.01 *et seq.*, and Minnesota Rules of Civil Procedure 57 and 65.

24. Venue is proper in the U.S. District Court for the District of Minnesota pursuant to 28 U.S.C. § 1391(b) because all of the events giving rise to the claims made in this complaint have occurred or will occur in this district and because Defendant City of Faribault is located in this district.

FACTUAL BACKGROUND

Faribault Context: Demographic Change

25. In the years leading up to the 2014 passage of the first Rental Licensing Ordinance, Faribault’s Black population had risen rapidly, and the trend continues.

26. In 2000, according to the United States Census, just 2.7% of Faribault’s population was Black. By 2010, that figure stood at 7.6%. In 2016, the Census’s American Community Survey estimated Faribault’s population to be 9.2% Black.

¹ The UDJA is remedial in nature and is to be liberally construed and administered to “settle and to afford relief from uncertainty and insecurity with respect to rights, status, and other legal relations.” Minn. Stat. § 555.12.

27. This growth includes considerable growth in Faribault’s population of people of Somali national origin. In 2009, the American Community Survey estimated that there were 175 people of Somali ancestry living in Faribault, composing about 0.8% of Faribault’s population. By 2016, that population figure had risen by a factor of nearly ten. The American Community Survey estimated that there were 1,036 people of Somali ancestry living in Faribault, composing about 4.4% of Faribault’s population.

28. Faribault’s Black residents, including those of Somali national origin, are concentrated in rental housing. Kim Clausen, the City’s Community Development Coordinator, confirmed in sworn testimony that more Black/African-Americans rent homes rather than own homes in Faribault

29. According to the 2010 Census, which provides the most recent statistics available, just 0.5% of owner-occupied households in Faribault were Black households, whereas 8.4% of renter households were Black households. Put differently, nearly 90% of Black households in Faribault lived in rental housing in 2010. By contrast, just 28% of non-Hispanic white households lived in rental housing the same year.

30. Latino residents also disproportionately reside in rental housing. In 2010, more than 40% of Latino households in Faribault lived in rental housing

31. The 2018 Rice County Comprehensive Housing Study noted that homeownership “by minority groups in Rice County is staggeringly low,” and that “over 98 percent of households are owned by white Americans.” The study also estimates that, although 19% of Faribault’s population is composed of racial minorities, 2% of its housing units are owned by racial minorities.

32. In Rice County, where Faribault is located, there are approximately three hundred low-income families receiving federally-funded Housing Choice Vouchers, also known as Section 8, to assist them in paying rent in private market housing. Three-quarters of the families receiving this assistance live in Faribault.

33. Two-thirds of the Rice County families receiving Section 8 are Black or African-American. When adults in households receiving Section 8 in Rice County were asked about languages spoken, 390 reported speaking Somali, three times more than the 130 who reported speaking English (some respondents marked more than one language). Thus, a majority of Section 8 recipients in Rice County are of Somali national origin.

34. Mayor Voracek described the change in Faribault this way: “it is a city founded upon good working values. Its been known as a Christian community for many years, as there used to be three Catholic churches, now we're down to one. So that also shows a turn of the beliefs and values.”

Somali Presence and Misperceptions of Downtown Crime

35. Between 2000 and 2014, the total number of crimes in Faribault dropped significantly. According to Faribault Police Department data reported to the FBI's Uniform Crime Reporting system, the overall number of property crimes fell by more than a third, even as Faribault's population grew. Faribault did not consistently report all categories of violent crime data during the period, but the total number of reported violent crimes in 2014 was essentially the same as it had been in 2000.

36. Nonetheless, some Faribault residents reported concerns with crime and safety, especially downtown. Tenants “loitering” on downtown sidewalks were the locus of this concern—particularly if they were Somali.

37. Then-Mayor Jasinski testified that “large numbers of Somalis at night standing in groups on corners were concerns that I received phone calls from, from residents, at the grocery store, post office had some concerns. From business owners, from basically different people. **They were uncomfortable with the appearance of that** [.]” Jasinski also testified that large groups of Somali men standing on street corners contributed to the perception of a crime problem and that “the number one complaint I heard about was the Somali population, to be honest with you. Absolutely.”

38. Mayor Voracek testified that the increase in concern about crime downtown was due to people getting used to the “new look.” He testified that the “new look” refers to “more diversity in our downtown” and by “diversity” he meant “people that are not white.”

39. A 2011 Downtown Faribault Market Analysis (“2011 Market Analysis”), funded in part by the state of Minnesota, reported that visitors to the downtown had mentioned safety as one of their top two concerns. However, the same report noted that police “indicated there is little crime in the downtown, and certainly no more than the community at large.” Later, the report noted that “relating to the negative perception of the safety of downtown are **the low income residents** residing in second floor apartments **who are loitering and/or congregating** during peak and off-peak hours along the retail corridor.”

40. With respect to concerns he heard around this time from members of the public, then-Mayor Jasinski testified that Somalis made people uncomfortable to park downtown and that “they would all smoke and throw their cigarette butts on the sidewalk[.]” A large proportion of renters living downtown were people of color.

41. In March 2013, the Faribault Daily News noted that complaints of drug activity and theft downtown had become a hot button issue, but that, once again, police records did not corroborate this concern. A quoted resident said that the perception of downtown as unsafe exists “because people drive up and down the street and see groups of people standing in the sidewalks. But that’s not a bad thing. **Times are changing, and it’s a matter of people getting used to the new look.**”

42. Jasinski testified that around this time, March 2013, the fact that people were congregating downtown led to a perception of crime, whereas crime data, he acknowledged, showed no higher percentages of crime downtown as compared to the rest of the Faribault. Jasinski testified that he moved downtown to prove that downtown was safe.

43. Later that spring, a letter to the editor of the Faribault Daily News explicitly stated that the writer was in fear of Somalis “loitering” around town, and that she did not “understand why our beautiful city permits this activity.” Jasinski testified about this letter, attesting that he heard the same concerns from the community—of being fearful of the Somali community. (A copy of this letter is attached hereto as Exhibit C.)

44. Jasinski also testified that Janna Viscomi, a City Council member beginning in 2015, told him she did not feel comfortable walking by Somali men congregating downtown. Jasinski testified that Ms. Viscomi “had some issues with the Somali men in front of her restaurant[,]” adding that “[s]he was very vocal.” Mayor Voracek, for his part, testified that Viscomi said a nuisance code was necessary because of people gathering on the street.

45. Peter Waldock, the City’s Planning Coordinator, observed the same sentiment elsewhere in the community. He testified that business owners complained that Somalis gathering near stores “frightened” customers who were not accustomed to black people. Waldock also testified that he heard complaints about people loitering downtown from citizens, who expressed fear of walking down the sidewalk past large groups of people, which he described as young males and “Somalis.” He further testified that the perception of downtown Faribault as unsafe had to do with people gathering on corners and sitting on their cars—and with their race.

46. Mayor Voracek testified that a “cultural clash” were the coversations about the “African American culture that moved to town” congregating on streets.

47. In October 2013, the Faribault Daily News ran an article about a dual-language video created by the FPD in an attempt to communicate with Faribault’s Somali-speaking community. That article interviewed Asher Ali, the head of the Faribault Diversity Coalition, who discussed the need to address “cultural differences” between downtown businesses and the Somali-American residents who live around them or above them. He noted that Americans deem it “loitering” when Somalis stand around on the street, a regular practice in a culture that places more emphasis on face-to-face interactions.

48. Thus, concerns about “loitering” in downtown Faribault had become a clear code for concerns about the visible presence of Black Somali people downtown.

Events Leading to the Enactment of the 2014 Rental Licensing Ordinance

49. On October 15, 2013, the Faribault City Council’s Joint Committee held a “Discussion Regarding Downtown.”

50. In advance of that meeting, Chief Bohlen of the FPD wrote a memorandum to then-City Administrator Brian Anderson discussing “ongoing police efforts to work with the downtown community on Central Avenue to alleviate some of the **fears and cultural clashes** taking place.” (The Bohlen Memorandum is attached hereto as Exhibit D.) This memorandum began by noting the proximity of the business community to a “**very large diverse population, often observed standing in groups**” and the fact that business owners had recently raised concerns about people on the sidewalks, including “alleged criminal activity and open drug transactions.” Chief Bohlen then noted that he had examined police records and concluded that there had been no increase in downtown crime, including drug crime. *See* Ex. D.

51. The Bohlen Memorandum also mentioned the “increased discussion of a revised loitering ordinance.” He noted that he had discussed the issue with the city attorney and recognized that a loitering ordinance might be “problematic and unenforceable” in many circumstances. *See id.* Then-Mayor Jasinski confirmed in sworn testimony that the City Council was then considering a loitering ordinance to address, in part, the groups of Somali men congregating downtown.

52. Officer Mark Krenik, who would later run the Crime-Free Housing Program for the FPD, also made that connection. In testifying why he thought the loitering ordinance was unenforceable, he directly linked concerns over loitering with people living in apartments above businesses downtown, who tend to congregate on the

sidewalk. He said that the sidewalk is part of their home, implying it would be unfair to punish people for standing in their “home.”

53. Chief Bohlen was correct. The Supreme Court has repeatedly held that loitering for innocent purposes is part of the liberty interest protected by the Due Process Clause of the Fourteenth Amendment. *See, e.g., Chicago v. Morales*, 527 U.S. 41, 53 (1999).

54. The Memorandum segued directly from discussion of this unconstitutional proposal to discussion of plans to improve the relationship between the FPD and the Somali community. Chief Bohlen wrote:

I believe building trusting relationships with the diverse downtown culture is vital to improve police and community relations, cooperatively work towards common goals, establish enforceable laws and make genuine progress. **The Somali culture is here to stay and I have personally observed intolerance from every direction in this city** and it is not solely a problem with one ethnic group. They are a vital part of the Faribault economy, rent apartments downtown, and communicate differently than the long time residents. The new residents do not have a Somali paper, Somali TV station, and large yards to gather in so they do what their culture has taught them. They talk and visit on the street.

See Ex. D.

55. Then-Mayor Jasinski agreed with Chief Bohlen’s remark about intolerance in the community. He testified “there was a certain group of the population or the local people that have been here for years that were intolerant, yes.”

56. Peter Waldock, the City’s Planning Coordinator, also agreed with Chief Bohlen. He testified that he too observed intolerance towards Somalis, specifically, in the context of City Council meetings.

57. The Bohlen Memorandum and current and former City officials’ testimony demonstrate the City of Faribault’s awareness that (1) concerns about

downtown safety were not borne out by facts about crime; (2) these concerns were a product of community animus directed at Somali residents of downtown Faribault; and (3) the City could not legally keep its Somali residents from innocently “loitering” on city sidewalks.

58. Six months later, on March 18, 2014, the Joint Committee discussed a “Rental Licensing Ordinance and Crime Free Housing Program.” As part of this discussion, according to the notes, “[t]he Chief of Police and City Attorney stated that a loitering ordinance may only lead to legal issues when the real issues are more closely related to nuisance violations.” (A copy of these notes is attached hereto as Exhibit E.) Then-Community Development Director Peter Waldock testified that “real issues” meant facts, as opposed to perception, explaining that one could feel unsafe (perception) when they are really safe (fact). Thus, the discussion once again explicitly positioned the draft rental licensing ordinance as a way to address the perception of increasing crime and as a substitute for the unconstitutional loitering ordinance that had been proposed. *See* Nicole Stelle Garnett, *Relocating Disorder*, 91 Va. L. Rev. 1075, 1090 –01 (2005) (arguing that municipalities increasingly turn to property regulation tools in an effort to avoid legal challenges to policing policies aimed at controlling low-income populations).

59. In advance of this meeting, Community Development Director Peter Waldock prepared a memorandum for then-City Administrator Brian Anderson, attaching a draft ordinance substantially similar to the rental licensing ordinance that was subsequently enacted. (The Waldock Memorandum is attached hereto as Exhibit F.) The Waldock Memorandum explicitly linked the Ordinance to the October discussion of

purported crime downtown for which the Bohlen Memorandum had been prepared, stating:

At the City Council Joint Committee meeting last October, the City Council heard concerns expressed regarding housing conditions in some rental units downtown and **concerns with problem tenants in the community**. The City Council directed staff to review the issues and recommend ways in which the City could address the issues. As a follow up to this discussion, staff presented a number of ideas for the City Council to consider addressing the concerns. **Among these was participation in a Crime-Free Multi-Housing Program and upgrading the rental registration ordinance to convert to a rental licensing program.**

See Ex. F.

60. The Waldock Memorandum demonstrates that the City of Faribault viewed the Crime-Free Housing Program and the Ordinance as a means to address ongoing “concerns” about downtown—concerns which Chief Bohlen and the City had recognized were motivated by animus and not borne out by facts about crime. *See id.*

61. Moreover, the Crime-Free Housing Program that the Joint Committee discussed, and that the City eventually adopted, follows a model created by the Arizona-based International Crime Free Association. The proposed Crime-Free Housing Program, far from being tailored to respond to the realities of crime in Faribault, was an off-the-rack solution to a problem that did not exist.

62. The Joint Committee again discussed the draft ordinance at its April 29, 2014 meeting. In advance of that meeting, Chief Bohlen and Peter Waldock prepared another memorandum to the Joint Council Committee. This memorandum contained no discussion of any recent increase in crime or calls for police service in Faribault.

Nonetheless, the memorandum stated:

By not addressing problematic tenants through a CFMH program, quality tenants will vacate problem properties, increasing calls for service to PD

staff and **ultimately change the landscape of tenants renting within Faribault**. The city will continue to experience lower quality rental housing. The police department will not have a route to address problem tenants as calls for service and complaints increase, taxing existing staff.

63. The draft ordinance had a first and second reading before the City Council in June, and it was published on June 27, 2014. City of Faribault, Ord. No. 2014-009, An Ordinance Repealing and Replacing Chapter 7 and Repealing Chapter 21 of the Faribault City Code (“the 2014 Ordinance”). It passed unanimously and went into effect on January 1, 2015.

64. In 2015, Council Member Janna Viscomi told the Faribault Daily News in a video interview that she had been trying to get the City Council to address the issue of loitering downtown for more than three years. She acknowledged the racial dynamics of her concern repeatedly. In response to a reporter’s prompt about the large Somali presence downtown as “the elephant in the room,” she stated: “[H]ere’s the thing, you know, I’ve got a lot of friends that are Somali, okay. So I would not have one problem going up to any of them and saying what are you doing, you can’t be sitting on that guy’s car.” She also stated that she has “seen a change firsthand” over the last eighteen years—during the period when Faribault’s Black and Somali population expanded rapidly—and continued, “yes, I want to kumbaya and embrace everyone, and yaa,” but that she believes business is harmed by the loitering.

City Officials’ Statements About Enforcement of the 2014 Ordinance

65. In January 2016, then-City Manager Anderson and then-Mayor John Jasinski discussed the Ordinance on a City-produced Faribault Community Connections video. In that video, Anderson touted the fact that 31 families had lost their homes as a

result of the Ordinance’s Crime Free Housing Program. The following exchange then took place:

CITY MANAGER ANDERSON: [I]f you want to know you know why are we putting more officers out on the streets; it’s to help fund programs like this, the Crime Free Multi Housing, and it’s to help get rid of some of the some of the, you know, what would you say, the residents that normally are

—
MAYOR JASINSKI: **Undesirable?**

CITY MANAGER ANDERSON: **The undesirable ones [. . .]**

66. This group of “undesirables” includes not only adults who had not been charged with or convicted of any crime, but also children living in households targeted for eviction. A similar term—“less desirables”—was used by a downtown business owner in a June 2016 email to City Council members describing men loitering outside his business. The City Administrator referred the complaint to the full City Council and announced they would “address the issues accordingly.”

67. In the above cited January 2016 video, then-Mayor Jasinski, who served from 2008 until 2016, again linked unsupported concerns about downtown crime to passage of the Ordinance and further affirmed that community animus motivated the Ordinance. He stated:

[T]hat’s something that we had heard as a council that we know **the downtown, the housing stock, the crime, and things like that** that we wanted to get out. . . . you know, it makes it a little bit difficult on the property owners, the rental property owners. It’s a little bit more in-depth and they have to do a few more things. But again to **clean up our housing stock, and residents**, and things like that.

68. Faribault City Council Member Janna Viscomi, who voted to enact the 2017 and 2019 versions of the Ordinance, used coded racial terms to describe her views on City housing policy in a 2016 interview on Faribault Community Television. Council Member Viscomi stated that the City needed to develop policies to attract “higher income

people” to balance the “lower-income people” in Faribault “or **we are going to flip like Detroit in a few years.**” Viscomi testified that she meant she wanted to raise the median income in Faribault to attract businesses like Target and Olive Garden. She acknowledged, however, that since she has been on the City Council she had not solicited any businesses to Faribault. When asked whether discouraging low-income people from living in Faribault would raise the median income in Faribault, she repeatedly said “no” before admitting, “it might.”

Statements by City Officials and Public about Mosque and Integrating Somalis

69. The City of Faribault has a single mosque, located at 1201 Division Street. The mosque is a place of worship for Muslims.

70. Upon information and belief, the mosque’s congregation is almost entirely composed of people who are either Somali or of Somali descent. As attested to by one mosque official, 98% of the people who appear for Friday prayer at the mosque are Somali. (A copy of this official’s affidavit is attached hereto as Exhibit G.)

71. In May and June 2016, the City Council considered a conditional use permit application by the mosque to construct a parking lot.

72. Members of the City Council heard opposition from the public regarding the mosque. Then-City Council Member Rowan was asked in a deposition whether the influx of immigrants from Somalia to Faribault had brought any particular policy challenges to the City Council. He answered that “the public had voiced frustrations with the mosque.” When asked what concerns he heard voiced in opposition to the mosque, he said “people didn’t want it in a residential area” because of the traffic, and that

“[c]oncerns later would be brought up that **they** have a propensity to crash into people’s houses and cars.” He explained that by “they” he meant “[n]ew Somalian drivers.”

73. Rowan also testified that the public voiced concerns to him as a City Council Member about the religion itself, Islam. When pressed for details, Rowan at first refused to answer. He finally responded that “I heard that people were concerned that it would be a breeding ground for terrorists.”

74. Then-Mayor Jasinski testified that he heard City Council Member Rowan express that same concern—that the mosque would be a breeding ground for terrorists. Jasinski explained that Rowan lived only a block away from the mosque. Jasinski added that he heard Rowan express this concern in the context of their respective roles as City Council Member and Mayor.

75. Jasinski also testified that he, like Rowan, heard concerns regarding the mosque from members of the public. He recalled a woman asking “what was happening inside the mosque . . . were they training terrorists[?]”

76. Jasinski himself was not immune to such feeling. As state senator, in 2019, he admitted that his office pushed out a link to a debunked news report suggesting the Somali community in Minnesota was defrauding the state of millions of dollars and sending it to fund terrorist groups in Somalia. His office pushed out the story the day after the state’s Office of Legislative Auditor (“OLA”) found no evidence to support it.

77. City Council Member Janna Viscomi also had concerns about the influx of Somali immigrants. She testified that she supported President Trump’s first travel ban, as reported by a newspaper in February 2017. That ban, which was blocked by federal courts and superseded in March 2017 by a revised ban, limited travel from seven

countries including Somalia. In explaining her support for the ban, Viscomi testified that the City had been “flooded with a lot of people” from Somalia—she described “hundreds of thousands coming into the country”—and that she wanted to slow the flow of Somali immigrants to Faribault to absorb those already there. She compared the City to a boat and asked: “how many people can we put on a boat before the boat capsizes?”

78. Viscomi also connected the Somali immigrants to terrorism. When asked during a deposition what programs, if any, the City had to help integrate Somali refugees, she cited an outreach program by the FPD to dissuade Somali adolescents from joining Al Qaeda or ISIS.

The City’s Decision to Install a Downtown Camera Surveillance System

79. In November 2014, the City purchased and installed a camera surveillance system in downtown Faribault. According to the resolution approving the purchase, the City thought it “could reduce criminal activity; create a sense of safety; allow the police department to better work with business owners to track issues, public complaints, nuisances violations[.]” According to minutes of a meeting discussing the system, Chief Bohlen also said the system would allow the FPD to better work with downtown business owners “to track issues and complaints” including “blocking sidewalks.” The system cost the City \$43,204.35. (Copies of the resolution and minutes are attached hereto as Exhibits H and I.)

80. Then-Mayor Jasinski testified that he had no recollection of any data being presented to the City Council by Chief Bohlen or anyone else to justify the expense for the camera system. He testified that during this period there was a “perception” of crime

downtown and that concerns over loitering could have influenced other City Council Members' decision to support the camera system.

Crime Rates in Faribault and Unsupported Claims about Efficacy of CFMH

81. The City's own data showed that crime was dropping from previous years when the City Council decided to enact the Crime-Free Housing Program in 2014.

82. In mid-2014, the City began participating in the Cannon River Drug and Violent Offender Task Force ("Task Force"), which consisted of combined resources from Faribault, Rice County Sheriff's Office, Northfield, Le Sueur County Sheriff's Office, and the MN Department of Corrections. Its purpose was to combat drug activity and violent crime.

83. Chief Bohlen testified that he thought the Task Force had decreased drug crime.

84. Despite the enactment of the Crime-Free Housing Program effective January 1, 2015, the City's data also showed an 11.5% *increase* in crime in 2015 compared to 2014.

85. Then-Mayor Jasinski testified that he knew that crime had been declining when he decided to vote for the Crime-Free Housing Program. He supported it anyway because, as he testified, his constituents wanted it. As he put it, "[d]owntown was a concern."

Passage of the 2017 Ordinance

86. In 2017, Faribault revised the Rental Licensing Ordinance, but the core purpose and intent of the Ordinance remained unchanged.

87. In March 2017, the Faribault Daily News ran a series of articles discussing the first two years of enforcement of the Crime-Free Housing Program. Sergeant Mark Krenik, who runs the Program for the FPD, told the paper that he and city staff would be revisiting certain areas within the ordinance in order to “one, make it easier to understand, and, two, make it easier to enforce.” Gunnar Olson, *Mixed emotions: Landlords, officials measure success differently for Crime-Free Multi-Housing program*, Faribault Daily News, Mar. 29, 2017.

88. These ideas were repeated throughout the formal revision process. In May 2017, Chief Bohlen and Deanna Kuennen, now Director of Community and Economic Development, presented the City Council Joint Committee with a memorandum outlining proposed changes to the Ordinance. The memorandum stated “Staff has worked with legal counsel to update the Rental Dwelling Licenses ordinance to ensure that the ordinance continues to serve its intended purpose.” An August version of that memorandum stated that the revisions would provide the City with tools “to effectively meet the expressed objectives of the City as well as more fully pursue the enforcement of the Ordinance.”

89. Similar language appears in the minutes of the City Council meeting at which the first reading of the revised ordinance was approved. A second reading followed on September 26, 2017. It passed unanimously and was published on September 29, 2017. City of Faribault, Ordinance No. 2017-13, An Ordinance Repealing and Replacing

Sec. 7-36 Through Sec. 7-45 of Article V of Chapter 7 of the Faribault City Code. *See* Ex. A.

Passage of the 2019 Ordinance

90. In October 2019, Faribault once again revised the Rental Licensing Ordinance, but the core purpose and intent of the Ordinance remain unchanged.

91. A memorandum dated October 8, 2019 sent to the Faribault Mayor and City Council and authored by Faribault Police Department Chief, Andrew Bohlen, and Community & Economic Development Director, Deanna Kuennen, characterizes the proposed changes to the 2017 Ordinance as “removal o[f] redundant and unnecessary language,” “correction of clerical errors,” and “clarifications to a landlord’s obligations under the Ordinance as well as the City’s enforcement procedures.” The 2019 Ordinance is virtually identical to the 2017 version. (A copy of this memorandum is attached hereto as Exhibit J.)

92. The 2014, 2017, and 2019 versions of the Ordinance describe the purpose of the Rental Licensing Ordinance in identical language. *See* 2014 Ordinance § 7-36; 2017 Ordinance § 7-36; 2019 Ordinance § 7-36

93. The lack of significant changes to the substance of the Ordinance from version to version make clear that the animus involved in the passage of the 2014 Ordinance and 2017 Ordinance infects the current Rental Licensing Ordinance.

The Rental License Ordinance is Part of a Plan to Remove Low-Income Black Residents From Faribault's Downtown

94. The City enacted and deployed the Rental License Ordinance as one component of a broader effort to replace affordable housing downtown, occupied disproportionately by low-income people of color, with more expensive housing, as a means of forcing current residents to vacate.

95. Former Mayor John Jasinski addressed these issues in a 2016 interview on Faribault Community Television. He discussed the “inflow” of a “nationality” to Faribault, and the need to find “**housing where the Somali family can live outside of downtown**” in order to “revitalize downtown.” Then-Mayor Jasinski voted in favor of the 2014 Rental Licensing Ordinance.

96. In another 2016 interview on Faribault Community Television, Council Member Rowan, who voted in favor of both the 2014 Ordinance and the 2017 Ordinance, suggested that a lack of “quality rental properties. . . for the millennials” was one of the most pressing issues facing Faribault, caused by not “enforcing existing laws.” He described Crime-Free Multi-Housing as a “step[]” in that direction. He also stated that Faribault is “going to have to make changes” to become appealing to the “millennial generation that’s coming out of college” and getting “good paying jobs.”

97. Since at least 2011, plans for downtown have included replacing its current low-income Black residents with more affluent tenants.

98. The 2011 Market Analysis performed for downtown noted that a majority of tenants downtown are low- and very-low-income households, and observed that “low income and/or Section 8 type living quarters should be developed outside of the

downtown district.” The same analysis states that “the Somalis . . . are often low income, seeking work, looking for affordable housing.”

99. In 2014, Faribault engaged in a community planning process called Community Vision 2040, with an outside consultant. Among the strategic priorities identified in the Community Vision 2040 report was “A Vibrant Downtown.”

100. Goals listed under that heading included both “[e]stablish[ing] market rate and high-end residential [units] in the downtown” and “[e]nhanc[ing] the appearance of downtown buildings and the streetscape.” To accomplish that latter goal, the report suggested enforcing, among other things, the recently-passed “rental ordinances.”

101. During a deposition of the City, intended, in part, to discuss Faribault’s Community Vision 2040, its designated representative was asked to whether the City distinguished between “market rate” and “high-end” residential. The City testified that by “market rate” the City meant residential units that were not subsidized. The City also admitted that the City did not consider establishing any properties downtown that could include occupants with housing subsidies.

102. The Community Vision 2040 report noted that “Faribault has become significantly more diverse. Faribault was 96 percent white in 1990. It is approximately 75 percent white today. There are approximately ten times more persons of color in Faribault today than 25 years ago, and Faribault has approximately 50 percent more persons of color, as a percentage, than the average Minnesota community.” Nonetheless, the report exclusively employs images of white people to illustrate Faribault. Not a single person of color is depicted in Faribault’s “vision” of its future.

103. Faribault subsequently established a “Downtown Housing Improvement Program,” through its Housing and Redevelopment Authority, which provided loans “to encourage the development and redevelopment of high-quality market-rate housing.”

104. Specifically, the program notes the goal of “renovating substandard housing on upper floors into high-quality market-rate housing.” In order to participate in the program, a residential developer must pledge, among other things: (1) to comply with the requirements of the Crime-Free Multi Housing Program; (2) to **bar all tenants who use a subsidy to pay their rent** for at least ten years; and (3) to charge rents **above a** minimum threshold, so that rents do not fall below city-dictated levels.

105. Among the improvements eligible for city funding are “cabinets, molding, and countertops,” as well as “amenities that add exceptional value,” such as fitness rooms and “pet spas.” The addition of these amenities is intended to attract higher-income tenants.

106. The Downtown Housing Improvement Program aims to subsidize the conversion of affordable rental housing downtown, currently inhabited disproportionately by low-income people of color, into housing that would not be affordable to this population. In order to ensure this effect, the City bars recipients of Housing Choice Vouchers—who are overwhelmingly of Somali ancestry in Rice County—from living in the units it subsidizes, although their vouchers might enable them to afford the units.

107. Before the Program ended, it distributed \$120,000, of which \$80,000, or 66.6%, went to Councilwoman Janna Viscomi to create four housing units. The housing units on information and belief are the “Vintage Residential Suites,” which offers Weekly

and Monthly Stays through Airbnb, which provide accommodations for long-term stays in Faribault, not housing for Faribault residents.

108. These statements and policies make clear that the Rental Licensing Ordinance was enacted as part of a broader plan by the City of Faribault to push low-income residents of color out of the downtown area. At the same time, the City has done nothing to increase the stock of affordable and subsidized housing elsewhere in Faribault.

The Rental Licensing Ordinance: A Summary

109. The Rental Licensing Ordinance requires that any person operating a rental dwelling in Faribault obtain a rental license, § 7-38(a)(1), and sets out numerous requirements for procuring and maintaining such a license, as well as criminal penalties for landlords who fail to comply with those requirements.

110. The Rental Licensing Ordinance exempts just two categories of occupied rental dwellings from its coverage: Owners who rent a single dwelling to a relative and “snowbird[s]” who rent out their homes for fewer than 120 days each year while residing outside of Minnesota. § 7-38(a)(1)(a)–(b).

111. Licensees must file complete applications with the city, pay registration fees, stay current on taxes, fines, and penalties, and remain in compliance with all federal, state, and local laws. §7-38(c)–(e). A license is generally valid for two years, §7-38(b), although a provisional license of shorter duration is available in certain circumstances, § 7-39.

112. The Ordinance also requires that landlords who do not live in designated nearby Minnesota counties register a local agent with the City. § 7-40(a).

113. The Ordinance requires licensees to keep a “register of occupancy for each dwelling unit,” containing among other things: its address, “legal names and date of birth of adult occupants,” dates on which renters occupied and vacated the unit, and a “chronological list of complaints and requests for repair” by tenants, along with responses. § 7-40(g). This register “shall be made available for viewing or copying by the City of Faribault at all reasonable times.” *Id.*

114. The 2017 Ordinance also limited the maximum number of occupants in a rented home to two times the number of legal bedrooms plus one. § 7-40(h)(2). This number can be increase by one person if *all* occupants of a sleeping room are under two years old. § 7-40(h)(2)(c). This requirement will be discussed in further detail below.

115. The Rental Licensing Ordinance prohibits “disorderly conduct,” defined broadly, and determined in most instances by a single police officer, in licensed rental dwellings. § 7-41. Criminal charges need not be brought for a finding of disorderly conduct, and a dismissal or acquittal of charges does not bar police from instructing a landlord to take action. § 7-41. After three instances of disorderly conduct stemming from the same tenancy, the City may order the licensee to evict all occupants of the unit. § 7-41. This section will be discussed in further detail below.

116. Licensees must also participate in Faribault’s “Crime free housing program,” modeled on the “Minnesota Crime Prevention Association’s Crime Free Multi Housing Program.” § 7-42 (the “Crime Free Housing Program”).

117. In detailing the purpose of the Crime Free Housing Program, the Ordinance states the City Council’s finding that “repeated police calls to rental dwelling units in the city related to disturbances or criminal activity have taxed law enforcement

resources.” § 7-42(a). On information and belief, no evidence supporting this finding was before the City Council when it enacted the Ordinance, or its predecessors, the 2014 Ordinance and 2017 Ordinance. Indeed, City officials’ testimony suggests just the opposite. Then-City Council Member Rowan testified that no evidence was presented to the City Council to support the claim that law enforcement resources had been taxed in any way.

118. The Crime Free Housing Program requires all Faribault landlords to comply with three basic components:

- (1) Attend a certified eight-hour crime-free housing course presented by police, fire, public housing and others.
- (2) Use a written lease which includes the crime-free/drug free housing lease addendum.
- (3) Conduct a criminal background [sic] of all prospective tenants 18 years and older and, upon request, provide a copy of third-party background check procedures for tenants.

§ 7-42(b). The FPD can require a landlord to evict an entire household when the FPD believes the terms of the lease addendum have been violated. § 7-42(f)(1). The requirements of the Crime Free Housing Program are discussed in more detail below.

119. The Ordinance makes it a misdemeanor, punishable by up to 90 days in jail, to violate any of its requirements. § 7-42(f)(5).

120. The Rental Licensing Ordinance provides for required inspections of rental housing and a process for issuance and appeal of orders when properties do not fully comply with City Code and other requirements. § 7-43. It also sets out the process for dwellings found unfit for human habitation. *Id.*

121. Finally, the Ordinance details the circumstances in which the City can deny, suspend, non-renew, or revoke a license, and describes the process provided to landlords in such circumstances. § 7-44.

The Tenant Control Policies

122. The Rental Licensing Ordinance and its Crime Free Housing Program, taken together, grant the City tremendous control over the lives of Faribault renters. By exerting pressure on their landlords, the Rental Licensing Ordinance provides Defendants with tools to harass and evict entire families for alleged criminal conduct that does not even necessitate criminal prosecution. Several distinct pieces of the Rental Licensing Ordinance work in tandem to provide Defendants with these tools.

123. As part of the Crime Free Housing Program, all Faribault landlords are required to include extremely broad and vague contract language adopted by the City, “or language that is contractual and legal equivalent [sic]” in each of their private lease agreements with tenants. § 7-42(e). This language, the “Crime Free/Drug Free Lease Addendum” (“the Lease Addendum”), makes a single violation of its requirements a “material violation of the lease and good cause for termination of tenancy.” § 7-42(e)(6).

124. The Lease Addendum makes it a violation of the lease for not only members of the household to engage in the prohibited activities, but also for guests or people “under the resident’s control,” without further definition, to engage in these activities. § 7-42(e).

125. Prohibited activities range from drug sale and manufacture, to possession of drug paraphernalia, to “acts of violence or threats of violence.” § 7-42(e)(1)–(5). That last category is a loosely-defined catchall, including but not limited to “unlawful

discharge of firearms, prostitution, criminal street gang activity, or any other breach of the rental agreement that otherwise jeopardizes the health, safety, or welfare of the landlord, his agents, or tenants.” § 7-42(e)(5).

126. The 2017 version of the Rental Licensing Ordinance included “intimidation” in the Lease Addendum as grounds for eviction. In its 2019 version of the Rental Licensing Ordinance, the City eliminated the word “intimidation.” The City removed “intimidation” from the Lease Addendum because of this lawsuit.

127. The Lease Addendum prohibits most of these activities “on or near the said premises,” but it prohibits certain crimes involving illegal drugs, including felony possession, “at any locations, whether on or near the dwelling unit premises or otherwise.” § 7-42(e)(4). Because that provision, like the others, applies to guests and other people “under the resident’s control,” it allows eviction purely based upon association: if someone who has been a tenant’s guest engages in drug crime anywhere, whether in Faribault or elsewhere, the tenant can be punished.

128. If the FPD determines by a preponderance of the evidence that someone has engaged in felony-level conduct violating the Lease Addendum on the rental property, they must require the landlord to evict the entire family residing in the unit. § 7-42(f)(1). If the FPD determines that someone has engaged in misdemeanor-level conduct on the property that violates the Lease Addendum and “threatens the peaceful enjoyment or safety of any other resident or neighbor to the premises,” the Police Department has discretion to determine whether to order the eviction of the entire family. *Id.*

129. The FPD can order eviction on either of these bases without even bringing criminal charges, and even a dismissal or acquittal on the relevant charges is not a bar to ordering eviction. § 7-42(f)(2).

130. According to public records, on one occasion in 2016, the FPD issued a lease termination demand notice targeting a household based on a March 22 search of the home for drugs. The officers' reports describe the execution of the search warrant without mentioning that any drugs were found, and the tenant was never convicted for a crime related to drugs found in the home. The tenant had, however, been charged with possession of marijuana *in his car* the week before. Accordingly, it appears that although law enforcement was unable to find drugs in the home, the FPD nonetheless opted to force the tenant's eviction.

131. The vagueness of the Lease Addendum language, combined with its extraordinary breadth, lends itself to arbitrary and discriminatory enforcement.

132. There was no exemption in the 2017 Ordinance when the felony-level conduct was an act of domestic violence, meaning that its text allows for the eviction of a victim of domestic violence and the rest of her family along with the individual alleged to have committed the crime.

133. While the 2017 Ordinance provided for a hearing for a landlord who wishes to contest an eviction order, there was no such provision of process for the impacted tenants. § 7-42(f)(2).

134. In response to this lawsuit, Defendant added language to this section in the 2019 Ordinance that now requires licensees to provide notice to tenants: "The licensee, agent, or property manager shall notify the tenant or tenants in writing within ten (10)

days of the notice of violation of the crime free/drug lease language and advise the tenant(s) of the termination of the tenancy as directed by the Police Department.” § 7-42(f)(2). Tenants, unlike licensees, still have no opportunity for a hearing before the City Council.

135. The disorderly conduct provisions of the Ordinance, § 7-41, create an additional framework for forcing landlords to evict tenants, this time after three incidents of “disorderly conduct” within twelve months, § 7-41(c)(3).

136. Disorderly conduct is defined here with exceptional breadth. Thirty-three separate categories of crime can constitute disorderly conduct, including underage drinking, possession of marijuana or drug paraphernalia, and disturbing the peace and quiet of neighbors. §§ 7-41(b)(7), (5), (1), (10). Moreover, the Ordinance specifically states that disorderly conduct is not limited to these enumerated categories. § 7-41(b). The FPD could therefore rely on other criteria, not defined or described in any way in the ordinance, to accuse tenants and their guests of “disorderly conduct,” thus subjecting the tenant to eviction.

137. The breadth of this language departs from the language of the ordinance in Brooklyn Center, on which this language was based. Officer Krenik acknowledged, in sworn testimony, that the Faribault disorderly conduct provision is open-ended. He testified that the difference between Faribault’s disorderly conduct provision versus Brooklyn Center’s is that Faribault’s open-ended provision gives him “greater discretion when it comes to the violations.”

138. Krenik did not identify any policies or training he had received that would in any way limit or inform that discretion. Similarly, in sworn testimony the City failed to

identify a single policy that reflects what constitutes a gross misdemeanor or misdemeanor that would warrant a decision to terminate a tenancy. When the City was specifically asked what policies, if any, govern when to issue a disorderly conduct citation, it answered: “There’s no policy. It’s really . . . discretion.” The City admitted this discretion makes it easier to enforce the Ordinance.

139. The City’s decision to give the FPD limit-less discretion in making eviction decisions “easier” because it allows police to base those decisions on any consideration at all, including potentially racial bias. Officer Krenik, for his part, acknowledged in sworn testimony that “bias” could affect this decision-making process. Then-City Council Member Rowan testified that he “absolutely” agreed there is racial bias in the criminal justice system. Then-Mayor Jasinski testified that he was a little “concerned” about the amount of discretion afforded FPD in making eviction decisions. He explained that it opened it up to “some subjectivity” and that it could lead to inconsistent enforcement of the crime-free housing program. When asked if the discretion afforded FPD under this program opened up police officers to charges that their eviction decisions were being influenced by bias, he answered “It could probably be tightened up[.]”

140. The Ordinance explicitly permits the FPD to issue disorderly conduct notices without bringing criminal charges, and explicitly allows the disorderly conduct determination to stand even if a tenant is acquitted of a related criminal charge. § 7-41).

141. A first instance of disorderly conduct results in a notice to the landlord instructing the landlord to take steps to prevent further violations; a second instance results in a notice requiring the landlord to provide information about the steps they have

taken. § 7-41(c)(1)–(2). After a third instance, the landlord is directed to evict the entire household, and/or the City will act to suspend, revoke, or decline to renew the landlord’s rental license. § 7-41(c)(3).

142. The Ordinance provides no process through which tenants can contest these determinations. Landlords can contest the first and second notices only by requesting reconsideration from the police officer who made the disorderly conduct determination; they can contest the third notice with the City Council. § 7-41. These deficits in process enhance the risk of arbitrary and discriminatory enforcement.

143. For example, police have tremendous discretion to force the eviction of an entire family as a result of several noise complaints. First and second disorderly conduct notices also force landlords to take action to discipline their tenants, even where the landlord does not see the underlying conduct as an issue affecting the landlord-tenant relationship.

144. The Ordinance also allows the City to revoke a landlord’s rental license altogether (or to deny, suspend, or not renew that license) if, among other reasons, a landlord fails “to actively pursue the eviction of a tenant or otherwise terminate the lease with a tenant” who has violated the disorderly conduct provisions or the Lease Addendum or who has “otherwise created a public nuisance” in violation of the law. § 7-44(c)(6).

145. In sum, the Ordinance allows the FPD to inject itself into the relationship between landlord and tenant from the inception of the lease. It allows police to order eviction of an entire family based upon allegations of criminal conduct by them or others, even without charging anyone with a crime.

146. By providing the FPD with this tremendous discretion, the Ordinance significantly expands the impact of any bias in policing decisions.

147. For example, public records demonstrate that, in 2016, police responded to eight separate complaints involving a white household before issuing a first disorderly conduct notice for a noise violation. In contrast, Police issued a first disorderly conduct notice that year to the household of a Black man who had been in a single loud verbal argument with another Black man outside of his building. The same year, police issued a first disorderly conduct notice to the household of a Latina woman who had been home alone and screaming in grief over her aunt's recent death, despite no prior incidents noted.

148. In 2017, police issued a first disorderly conduct notice to a household consisting of a Black mother and her two children after a neighbor called in a noise complaint, which the police report describes as having to do with the reaction to a moth trapped in the house. Police issued this notice on the very same day that they issued an eviction demand aimed at excluding from the unit a man who had *stabbed the mother in the throat* a month prior.

149. Under the Ordinance, aggressive or bias-based policing can result in entire families unjustly losing their homes. In 2016, the FPD sent a notice demanding eviction of an entire household after a fifteen-year-old living there was arrested for the petty misdemeanor of possession of a small amount of marijuana.

150. Tenants who lose their homes because of an eviction demand from the FPD sometimes leave Faribault, believing that no landlord will house them and risk a conflict with police.

The Criminal Records Screening Policy

151. The Ordinance requires Faribault landlords to conduct criminal records checks for all potential tenants. The City supplements this language with instructions to landlords telling them not to house anyone with a criminal record. These instructions, combined with the Ordinance text and Faribault’s enforcement practices, constitute Defendants’ Criminal Records Screening Policy.

152. The Ordinance requires licensees to “[c]onduct a criminal background [sic] of all prospective tenants 18 years and older and, upon request, provide a copy of third party background check procedures for tenants.” § 7-42(b)(3); *see also* § 7-42(d) (“All licensees will conduct criminal background checks on all prospective tenants eighteen (18) years and older.”)

153. According to the Ordinance, the criminal background check must cover “at least the last three (3) years” and be a “statewide” check. § 7-42(d)(1). This check “must be done ‘in person’ or by utilizing the most recent update of the state criminal history files.” *Id.* If potential tenants have not lived in Minnesota for at least three years, the Ordinance requires searching tenants’ previous states of residence. § 7-42(d)(2)–(3). The Ordinance does not say how licensees should go about obtaining these criminal backgrounds. Then-City Council Member Rowan testified that arrest data was available from the state court system. He also acknowledged that people can be falsely accused of crimes and that, in fact, he had seen it.

154. Kim Clausen testified that she was responsible for providing the fair housing training, which was part of the overall crime-free housing training that licensees in Faribault must attend, per the terms of the Ordinance. Though she acknowledged that

she asks licensees whether they have the required criminal history screening policy, she testified she does not define “criminal history” and that “it’s up to the individual landlord.” She acknowledged that other portions of the training could encourage landlords to consider a record of contact with the police even if that contact does not result in a ticket.

155. The criminal background check requirements in the 2017 and 2019 Ordinances differ in only one respect from those in the 2014 Ordinance: whereas the 2014 Ordinance made it mandatory for landlords to provide written screening criteria to potential tenants, the 2017 and 2019 Ordinances says only that landlords “should” have such criteria. *Compare* Ord. No. 2014-009, § 7-44(4)(e) *with* Ord. No. 2017-13 and 2019-17, § 7-42(d)(5).

156. When the original complaint in this case was filed, the City’s website contained a Frequently Asked Questions document concerning the Crime Free Housing Program. This document described the required background check in terms that contradict the text of the Ordinance. It required that landlords must conduct a *national* criminal background check on all prospective tenants who are eighteen years old or older, and that such a check be conducted by a “reputable agency that utilizes the national database.” It stated that “[c]riminal background checks conducted by the Faribault Police Department no longer meet the ordinance requirements.”

157. The Frequently Asked Questions document did not suggest any limit on how far into the past a national criminal background check should extend.

158. The Frequently Asked Questions document made clear that Defendant’s implementation of the Criminal Records Screening Policy was not limited by the text of the Ordinance.

159. Because of this lawsuit, the City removed these Frequently Asked Questions from its website.

160. The City of Faribault’s website also contains a page on “Crime Free Multi-Housing.” This webpage provides “Resources,” which it describes as “good resources for rental owners, managers, and residents.”

161. Among the four documents previously listed as resources was a document entitled “The Importance of Screening.” (A copy of this document is attached hereto as Exhibit L.) This document cautioned landlords that, given the costs of eviction, “it is more important than ever to do a thorough job of tenant screening.” It then provided suggested screening criteria, including “*denying* applicants who: [...] Have a criminal history.” It also instructed landlords to ask potential tenants if they have “ever been convicted of a crime, including a felony, gross misdemeanor, or misdemeanor, anywhere in the United States.” *See* Ex. L.

162. The “Importance of Screening” document placed no limitation on what kinds of criminal records should bar potential tenants from housing. It did not exempt arrests, old convictions, or low-level crimes. *See id.*

163. Because of this lawsuit, the City removed the “Importance of Screening” document from its website.

164. According to the Ordinance, landlords must retain the results of the background check for at least one year, or “if the subject of the check becomes a tenant of

the licensed premises, one year after the subject of the check has ceased to be a tenant.” § 7-42(d)(4). This information “shall be available for inspection upon request by the city.” *Id.*

165. While the 2014 Ordinance was in force, the FPD repeatedly cited landlords for failure to comply with the provisions of the Ordinance related to criminal record screening and retention of criminal record screening information. According to public records, on eight separate occasions between 2015 and August of 2017, landlords received criminal citations for failing to conduct criminal record screening. Upon information and belief, this practice continues under the current Ordinance.

166. The FPD also contacts the landlords of individuals whom police know to have criminal records to ask questions about their decisions to allow these individuals to move in. These police “compliance check[s],” sometimes initiated with “rental information demand notices,” can result in misdemeanor prosecutions for landlords. Police have even targeted landlords for enforcement when they learn from a probation officer that an individual on probation is residing in a landlord’s property. These contacts serve as a further reminder to landlords that police prohibit them from renting to people with criminal records.

167. As of June 2018, in every single case in which public records show that the FPD affirmatively contacted a landlord to ask questions about the landlord’s compliance with the Ordinance, that landlord was currently housing a tenant with a criminal record. In a number of these cases, the tenant’s criminal conviction was more than three years old.

Licensees are Required by the Ordinance to Enforce City Policy

168. The City's Crime-Free Housing Program is a specific form of community policing known as third-party policing. Third-party policing involves leveraging the assistance of third parties to take actions within their sphere of authority to address crime on behalf of a community.

169. In the case of Faribault's Crime-Free Housing Program, licensees act as the third party police who are required, by the City, to act within their sphere of authority (over actual or potential tenants) to enforce City policy as reflected in its Crime-Free Housing Program.

170. Under Faribault's Crime-Free Housing Program, licensees are required to screen potential tenants for criminal histories; required to evict tenants when ordered to do so by the FPD (subject to a potential hearing before the City Council); and face criminal liability if they do not comply with these or other provisions.

171. Since the inception of the City's Rental Licensing Ordinance in January 2015, at least one licensee has been jailed by the City for failing to comply with the Ordinance, of which Crime-Free Housing Program is a part.

172. The City imposed the crime-free housing obligations on licensees with the expectation that licensees would fulfill those obligations.

173. The City imposed the crime-free housing obligations on licensees with the expectation that the City and its residents would benefit from the licensees' fulfillment of those obligations.

The Occupancy Restriction

174. The Ordinance also introduced into the Faribault code an Occupancy Restriction Policy that results in evictions for renting families. For Faribault's large families, disproportionately Somali as a group, it can mean that there are simply no rental homes in Faribault in which they may legally live as a household.

175. Mayor Kevin Voracek testified that given Faribault's housing inventory—which has not significantly changed since 2014—the occupancy restriction is hardest on Somali families, which are more likely to be large.

176. The 2017 Ordinance stated that a rented home cannot house a family numbering more than two times the number of legal bedrooms plus one. § 7-40(h)(2)(b). For example, that no more than five people can legally live in a two-bedroom apartment. That figure increased by one person only if all occupants of a sleeping room are under two years old. § 7-40(h)(2)(c).

177. City Council members who voted for the 2017 Ordinance misunderstood its terms. Former City Council member John Rowan testified that he understood the 2017 Ordinance included an exemption for children aged under 2 or 3. He testified that Deanna Kuennen confirmed to the City Council that there was an infant exception to the then-existing occupancy restriction.

178. Because of this lawsuit, the City modified the occupancy restriction in its 2019 Ordinance to expressly include an exemption for children aged 2 and under.

179. This Occupancy Restriction does not allow for additional occupants even when bedrooms are very large or when an additional room, such as a living room, could be used as a bedroom.

180. Under the Occupancy Restriction in effect in the 2017 Ordinance, because landlords want to maintain their licenses in good standing, a Faribault family consisting of two adults and three small children will be evicted from a two-bedroom apartment when they have another baby. Eviction is similarly required when a baby is born to a two-parent family with five older children living in a three-bedroom apartment or a family with seven existing children living in a four-bedroom apartment.

181. Although Minnesota statute provides that no residential tenant may be evicted “on the basis of familial status commenced during the tenancy unless one year has elapsed from the commencement of the familial status and the landlord has given the tenant six months prior notice in writing,” Minn. Stat. Ann. § 504B.315, the text of the 2017 Ordinance made no mention of this law and therefore purported to override it. Moreover, as of June 2018, on information and belief, none of the information provided to landlords about the Ordinance acknowledges the state law. Faribault landlords, unfamiliar with the nuances of preemption doctrine, regularly apply the Occupancy Restriction to require eviction upon the birth of a child.

182. Plaintiffs Rukiya Hussein and Ali Ali were each forced to leave their homes upon the birth of a child as a result of the Occupancy Restriction, as described in more detail below. Plaintiff Faisa Abdi has been threatened with eviction under the Occupancy Restriction. Numerous clients of Plaintiff Somali Community Resettlement Services have had the same experience. In fact, SCRS serves approximately five families each week who are facing this exact situation.

183. The Rice County Housing and Redevelopment Authority (“RCHRA”) administers the federal Section 8 Housing Choice Voucher Program in Rice County.

Through the program, some low-income Faribault families receive a housing subsidy to help them pay rent in private housing units. Under RCHRA's Section 8 program, six people can live in a two-bedroom unit, eight people can live in a three-bedroom unit, and ten people can live in a four-bedroom unit. As a result, the Ordinance forces the evictions of families from apartments that RCHRA would allow them to stay in.

184. According to the 2016 American Community Survey the average renter household nationally contains 2.53 people. Given that Somali households compose less than one tenth of one percent of renter households nationally, the figure for non-Somali household size is substantially the same. By contrast, for the population of Somali ancestry, the average renter-occupied household contains 3.62 people, making Somali renter households nearly 50% larger than non-Somali renter households generally.

185. The average family size for households receiving Section 8 in Rice County is 4 people. Given that a significant majority of Section 8 recipients are of Somali national origin, this suggests that Somali families in Rice County are even larger than this national statistic suggests. Moreover, one-quarter of Rice County's Section 8 households are composed of six or more people.

186. There are at least 71 Somali families in Faribault consisting of six people or more who are actively seeking housing, representing at minimum 40% of all persons of Somali ancestry in Faribault. Many Somali families have households of ten, eleven, or twelve members.

187. In contrast, the average renter household in Faribault contains 2.37 people, indicating that non-Somali households in Faribault are far smaller than Somali households.

188. Black and Latino households are more likely than White households to be hurt by the City's occupancy restriction. In Faribault, 43.5% of Black households have more than one occupant per room compared with 0.4% of White households and 7.4% of Latino households. In Rice County, 35.1% of Black households have more than one occupant per room compared with 0.5% of White households and 4% of Latino households.

189. There is a severe shortage of rental housing available for large families in Faribault. The 2018 Rice County Comprehensive Housing Study noted the limited availability of four-bedroom rental units and the nonexistence of available five-bedroom units.

190. In 2015, when local social service agency Three Rivers Community Action opened Prairiewood Townhomes, an affordable housing development in Faribault containing nineteen three-bedroom units and six four-bedroom units, every single unit had been leased before it was built. There is currently a long waiting list for those units. As a result, a large family evicted because of the Ordinance and its occupancy standards may be unable to find any legal housing in Faribault at all.

191. Because large Faribault families are disproportionately Somali, Somali families are disproportionately likely to lose their homes, and sometimes to lose their residency in Faribault altogether, as a result of the Occupancy Restriction.

Intentional Discrimination in the Passage of the Ordinance

192. The Rental Licensing Ordinance was adopted with the express intent and purpose to discriminate against Somali and Black people on the basis of their race and national origin.

Direct Evidence

193. There was a specific and articulated link between animus against Black Somali residents of Faribault and the passage of the Ordinance.

194. The October 2014 Bohlen Memorandum, part of the City Council's legislative record, stated that community concerns about downtown crime were not borne out by an examination of police records, and explicitly linked these concerns to "fears and cultural clashes taking place" as well as the proximity of a "very large diverse population, often observed standing in groups." *See Ex. D.*

195. Chief Bohlen went on to explain that "[t]he Somali culture is here to stay and [he had] personally observed intolerance from every direction in this city." He noted that these "new residents do not have a Somali paper, Somali TV station, and large yards to gather in so they do what their culture has taught them. They talk and visit on the street." *Id.*

196. Additionally, as shown by the City Council's March 18, 2014 Follow-Up Notes, the City Council discussed the Rental Licensing Ordinance, Crime-Free Housing Program, and loitering as part of the same conversation regarding "nuisance violations." *See Ex. E.* According to the Waldock Memorandum, drafted by the City's then-Community Development Director and introduced into the legislative record, "participation in a Crime-Free Multi-Housing Program and upgrading the rental registration ordinance to convert to a rental licensing program" were City staff's ideas for addressing the "concerns" about crime downtown, which Chief Bohlen had written were nothing more than manifestations of bias against Somalis. *See Ex. F.* The first draft of the

2014 Ordinance was put before the City Council explicitly as a response to these “concerns.”

197. There were no facts in the legislative record suggesting an increase in crime downtown, and the Chief of Police had found any such concerns to be unfounded.

198. That the City Council ignored statements from the Chief of Police that there was no crime problem downtown and that any concerns were attributable to bias, and nonetheless proceeded to enact an Ordinance allegedly aimed at controlling crime downtown represents a relevant departure from a normal substantive conclusion.

199. The 2017 revisions to the Ordinance were intended to allow the City to “more fully pursue the enforcement of the Ordinance,” and did not represent any significant break with the policies or purpose of the 2014 Ordinance. The 2017 Ordinance therefore incorporates the animus that fueled the passage of the 2014 Ordinance.

200. The 2019 revisions to the Ordinance were intended to allow the City to “clarify the obligations and procedures of the current ordinance,” and did not represent any significant break with the policies or purpose of the 2014 and 2017 Ordinances. The 2019 Ordinance therefore incorporates the animus that fueled the passage of the 2014 Ordinance.

Discriminatory Effects

201. There are also ample additional facts supporting the role that animus played in the passage of the Ordinance.

202. In Faribault, an ordinance targeting rental housing and its occupants will inherently have a starkly disparate impact on Black people. . Almost all Black households in Faribault (91.2%) rent, compared with 30.6% of White households and 29.8% of

Latino households. In Rice County, 87.7% of Black households rent, compared with 22.7% of White households and 38.5% of Latino households.

203. The fact that the ordinance targets people with criminal records causes it to have a further discriminatory effect on Black people, who are *more than ten times as likely as white Minnesotans* to be incarcerated in Minnesota’s prisons. These disparities are explored further below with respect to the disparate impact of the Criminal Records Screening Policy.

204. Moreover, the fact that the Ordinance creates housing consequences for tenants after police make note of their allegedly criminal conduct further suggests that there will be a disparate impact on Black people. One study showed that in Rice County, Black people are 3.6 times more likely to be arrested than whites for marijuana possession. Minnesota 2020, *Collateral Costs: Racial Disparities and Injustice in Minnesota’s Marijuana Laws* 4, 16 (April 2014).² This is despite studies which show Black people and white people use marijuana at similar rates. ACLU, *The War on Marijuana in Black and White: Billions of Dollars Wasted on Racially Biased Arrests* 4 (2013). The 2003 Minnesota Racial Profiling Report, submitted to the Minnesota Legislature as required by statute, found that Black drivers in Faribault were stopped by police at rates “considerably higher than would be expected” based on estimates of the driving population, while whites and American Indians were stopped at lower than expected rates. The Council on Crime and Justice & Institute on Race & Poverty, *The*

² https://www.mn2020.org/assets/uploads/article/collateral_costs_web.pdf.

Minnesota Racial Profiling Report – Faribault Police Department 4, 14 (Sept. 22, 2003).³

205. The Occupancy Restriction Policy ensures yet another discriminatory effect of the Ordinance. Because large families inevitably lose their homes as a result of the Occupancy Restriction, and because those families in Faribault are disproportionately Somali Black families, the Occupancy Restriction adversely impacts Somali Black families. Moreover, because of the known shortage of rental units available for large families in Faribault, evictions due to the Occupancy Restriction Policy result in forcing some Somali Black families out of Faribault altogether.

Explicit and Coded Expressions of Animus by City Officials

206. Legislators and city staff repeatedly used coded expressions of discrimination in discussion of the Ordinance and of downtown Faribault leading up to the 2017 revisions.

207. In a 2016 City-produced video, then-City Manager Anderson and then-Mayor Jasinski, a voting member of the City Council when the 2014 Ordinance passed, referred to the tenants that the Crime-Free Housing Program had helped to “get rid of” as “**undesirables.**”

208. In 2016, then-Mayor Jasinski, in a separate interview, discussed the need to find “**housing where the Somali family can live outside of downtown**” in order to “revitalize” downtown.

³ <https://www.leg.state.mn.us/docs/2003/mandated/030508/www.crimeandjustice.org/Pages/Publications/Reports/Racial%20Profiling%20Study/Faribault-Final.pdf>.

209. In 2015, Council Member Janna Viscomi discussed on video the need for a loitering ordinance and increased police presence downtown because of men standing on the sidewalk, and noted she had “seen a change first hand” over the last 18 years, the period during which Faribault’s Black and Somali population grew significantly. In a 2016 video interview, she stated that the City needed to attract higher-income people to balance the lower-income people, “**or we’re going to flip like Detroit in a few years.**”

Community Animus and Historical Background of the Decision

210. Moreover, community animus targeted at Black Somali residents, in the form of unsubstantiated “concerns” about downtown crime, motivated the passage of the Ordinance. Memoranda in the legislative record make that clear.

211. Community animus against Black Somalis downtown also forms a crucial part of the historical background of the decision. A 2011 report noted the “negative perception” of downtown safety was due in part to “**low income residents . . . loitering and/or congregating**” downtown. That report suggested that “low income and/or Section 8 type living quarters should be developed outside of the downtown district.”

212. 2013 statements in the Faribault Daily News also demonstrate community animus. The newspaper reported that downtown business owners were complaining about drug activity and theft, although police statistics did not corroborate that concern. One resident quoted explicitly referred to the “new look” of downtown’s population when speculating about why some feel downtown is unsafe. That same year, a letter to the editor discussed the writer’s fear of loitering Somalis, and suggested that Faribault should not “permit[] this activity.”

213. The creation and administration of the Downtown Housing Improvement Program is also part of the relevant historical background. With that Program, the City explicitly funds developers to transform downtown housing affordable to low-income people—and populated disproportionately by Black people—to housing including, for example, “pet spas” for wealthier people. To ensure that this program will result in the right kind of residents, the City requires that developers receiving funding charge rents above City-dictated thresholds and prohibit anyone who receives a housing subsidy from living in their units.

214. Moreover, there is no legitimate, non-discriminatory, and non-pretextual justification for the Ordinance. As a result, the enactment of the Ordinance constitutes prohibited intentional discrimination.

215. Additionally, the City, through its decision-makers, **knew** the Ordinance would have a disparate impact on its communities of color, including its Somali population and, despite this knowledge, did nothing to address that impact. *Clients’ Council v. Pierce*, 711 F.2d 1406, 1409 (8th Cir. 1983) (“Adherence to a particular policy or practice, with full knowledge of the predictable effects of such adherence upon racial imbalance . . . is one factor . . . in determining whether an inference of segregative intent should be drawn.”) (quoting *Columbus Board of Education v. Penick*, 443 U.S. 449, 465 (1979)).

216. At all relevant times, Kim Clausen’s responsibilities for the City included educating the City Council on developments from the U.S. Department of Housing and Urban Development (“HUD”). According to then-Mayor Jasinski, Clausen did this so the City Council could make a lawful decision related to housing.

217. Then-City Council Member Rowan served as a City Council representative on the Faribault HRA. His role on the HRA included, among other things, reporting back to the full City Council any housing updates provided to the HRA by Kim Clausen. Rowan testified that Kim Clausen regularly presented HUD guidance to the Faribault HRA.

218. As explained in more detail below, in April 2016, the United States Department of Housing and Urban Development (“HUD”) released “Guidance on Application of Fair Housing Act Standards to the Use of Criminal Records by Providers of Housing and Real Estate-Related Transactions” (“HUD Guidance”). That guidance provides, among other assertions, that “African Americans and Hispanics are arrested, convicted and incarcerated at rates disproportionate to their share of the general population. Consequently, criminal records-based barriers to housing are likely to have a disproportionate impact on minority home seekers.” (A copy of the HUD Guidance is attached hereto as Exhibit M.)

219. Upon being presented with the HUD Guidance in a deposition, and given time to inspect it, Rowan testified that he recognized it. He explained that Clausen provided packets including HUD guidance to the HRA for discussion. “She took it very seriously,” he added. When asked specifically whether Clausen talked to him about the possibility that the use of criminal records by providers of housing could violate the Fair Housing Act, he answered “Yeah[.]” When asked whether he had any doubt that Clausen covered this with him as a member of the HRA, he answered: “If I was on HRA, she went through this with us.”

220. Jasinski similarly testified that he had no reason to doubt that Clausen informed the City Council regarding the HUD Guidance. He also testified that Rowan's duties as the City Council's representative on the HRA included updating the City Council on what was happening with the HRA.

221. When asked whether he thought African-Americans commit more crimes than non-African-Americans, Jasinski testified that he had "heard that." When pressed if that was his understanding, he answered, "yes," adding that he did not know why African-Americans committed more crimes. He did not attribute the disparity in criminal charges and convictions between African Americans and non-African Americans to racial bias or any other flaws in the criminal justice system.

222. The foregoing evidence establishes that the City knew its crime-free housing program would have a disparate impact on African-Americans and Hispanics.

The City also knew that its Occupancy Restriction would have a disparate impact on Somali families. Then-Mayor Jasinski testified that he knew that given the larger size of Somali families, the occupancy restriction could have a greater impact on them. Similarly, Chief Bohlen testified that "Absolutely. The East African Somali families have larger families." He noted that "that's just – I think that's a known factor." Kim Clausen similarly testified that "the Somali families that I am familiar with have larger families[.]"

Disparate Impact of the Criminal Records Screening Policy

223. Because the Criminal Records Screening Policy has a large discriminatory impact on the basis of race and is not necessary to achieve a legitimate business purpose, it is unlawfully discriminatory.

224. Through the Criminal Records Screening Policy, Defendants instruct landlords to reject potential tenants with any criminal record whatsoever. Defendants

require landlords to make records of their criminal records checks available to police at any time, and they follow up with landlords who have nonetheless housed tenants that police know to have criminal records.

225. Because of the Criminal Records Screening Policy, Faribault landlords reject people looking for housing when a member of the household has a criminal record. Landlords, even those who used to be flexible about accepting tenants with criminal records, have changed their policies for fear of retribution from the City if they accept these tenants now.

226. The HUD Guidance, referenced above, notes that 100 million adults, nearly one-third of the U.S. population, have a criminal record of some kind. *See Ex. M at 1.* It makes clear that because people of color are disproportionately likely to have criminal records, using criminal records to restrict housing opportunities can have a racially disparate impact prohibited under the Fair Housing Act. *Id.* at 2.

227. As a result, a screening policy that “fails to take into account the nature and severity of an individual’s conviction,” as well as its recency, is unlikely to satisfy the Fair Housing Act. *Id.* at 7. Individualized consideration of people seeking housing opportunities presents a less discriminatory alternative to barring individuals who have been convicted of crimes on any kind of blanket basis. *Id.*

228. The HUD Guidance also makes clear that barring an individual from housing based on a record of arrest, as opposed to conviction, will always violate the Fair Housing Act, because arrest records “do not constitute proof of past unlawful conduct.” *Id.* at 5.

229. Despite the existence of the HUD Guidance, as of June 2018 the Ordinance did not alert landlords to the risk that they incurred Fair Housing Act liability by excluding tenants based upon criminal records. The HUD Guidance was recently added to the City's website as a result of this lawsuit.

230. In fact, one of the questions in the previously-cited Frequently Asked Questions Document was "Doesn't the ordinance promote discrimination or profiling?" The response provided by the City begins: "No. The Federal Fair Housing Act . . . has seven protected classes. **A person's behavior is not a protected class.**" This instruction, that complying with the Crime-Free Ordinance cannot create Fair Housing Act liability, runs directly counter to the HUD Guidance and the law.

231. Because of this lawsuit, the City removed the Frequently Asked Questions from its website.

232. Because—both nationally and within Minnesota—Black and Latino people are significantly more likely than white people to have criminal records, the Criminal Records Screening Policy has an adverse disparate impact on Black and Latino people.

233. Because criminal record statistics broken down by race are not available, incarceration and arrest rates can be used as proxies. The HUD Guidance takes this approach. *Id.* at 3–4.

234. Nationally, Black people are incarcerated in state prisons at a rate more than 5 times higher than the rate for white people. Ashley Nellis, *The Color of Justice*:

Racial and Ethnic Disparity in State Prisons 3 (2016) (“*Color of Justice*”).⁴ Latinos are incarcerated in state prisons at a rate 1.4 times higher than the rate for white people. *Id.* at 4.

235. The Minnesota Black-white disparity is even starker. Minnesota is one of just five states in which the Black incarceration rate is more than ten times higher than the white incarceration rate. *Id.*

236. As of July 1, 2017, 34.4% of Minnesota’s inmate population was Black, yet Black or African Americans comprised only 6.2% Minnesota’s population; thus, Black people in Minnesota are incarcerated at over 5.5 times their proportion of the population. *See* Minnesota Department of Corrections, *Adult Inmate Profile as of 07/01/2017* 3 (July 2017); U.S. Census Bureau, *QuickFacts Minnesota* (updated July 1, 2017).

237. Much of this disparity can be attributed to the disparity in rates of arrest for drug possession. Nationally, in 2010, a Black person was 3.73 times more likely to be arrested for marijuana possession than a white person, even though Blacks and whites use marijuana at similar rates. ACLU, *The War on Marijuana in Black and White: Billions of Dollars Wasted on Racially Biased Arrests* 4 (2013).⁵ In Minnesota, according to the same analysis, the disparity was even worse: a Black person was 7.81 times more likely to be arrested for marijuana possession than a white person. *Id.* at 18, 49.

238. As of July 1, 2016, 6.2% of Minnesota’s inmate population was Latino, yet Latinos comprised only 5.2% of Minnesota’s population; thus, Latinos in Minnesota are incarcerated at over 1.2 times their proportion of the population. *See* Minnesota

⁴ <http://www.sentencingproject.org/wp-content/uploads/2016/06/The-Color-of-Justice-Racial-and-Ethnic-Disparity-in-State-Prisons.pdf>.

⁵ https://www.aclu.org/sites/default/files/field_document/1114413-mj-report-rfs-rel1.pdf.

Department of Corrections, *Adult Inmate Profile as of 07/01/2016 2* (July 2016); U.S. Census Bureau, *QuickFacts Minnesota* (updated July 1, 2016).

239. The FPD arrest data for the years 2014–2017 shows that Black people in Faribault, like Black people across Minnesota and nationally, are arrested at rates disproportionate to their share of the population. For example, in 2015, the year the Ordinance went into effect, Black people made up just 8.1% of the Faribault population but 44.8% of the arrests for “Disorderly Conduct” were of Black people. That same year, Latinos made up 12.7% of the Faribault population, but 26.2% of the arrests for “Disorderly Conduct” were of Latino people.

240. In sum, both in Minnesota and in the country as a whole, people with criminal records are disproportionately Black and Latino, and Black and Latino people are far more likely than whites to have criminal records. As a result, Black and Latino people are much more likely than whites to be barred from rental housing in Faribault because of the Criminal Records Screening Policy.

241. The Criminal Records Screening Policy is not necessary to achieve a substantial, legitimate, nondiscriminatory interest of the City.

242. The ostensible purpose of the Crime Free Housing Program is to “preserve and protect the city’s neighborhoods and to promote public safety.” Ordinance § 7-42(a). If “preserv[ing] and protect[ing] neighborhoods” means keeping people of color out of Faribault, that discriminatory goal cannot save the policy.

243. Instructing landlords to exclude anyone with a criminal record, without limitation, is not necessary to achieve these goals. Instructing landlords instead to give individualized consideration to each potential tenant, and advising landlords of the need

to comply with the Fair Housing Act and the HUD Guidance, is a less discriminatory alternative to the Criminal Records Screening Policy. Such a policy would serve public safety equally well.

244. Specifically, Defendant could inform landlords that, if they choose to perform criminal records screening on potential tenants, they must consider individualized factors like the nature of the conviction, the amount of time since conviction or release, rehabilitation and good conduct, including good tenancy, and current support from household and community. Ex. M at 7. They can exclude potential tenants only where this evaluation shows that the potential tenant presents a demonstrable risk to resident safety or property. *Id.* at 6. This approach would continue to protect public safety while reducing the number of people of color who are barred from housing in Faribault as a result of Defendants' policy.

245. The discriminatory effect of the Criminal Records Screening Policy is so large and foreseeable, and it is so unnecessary to meet any legitimate public safety goal, that it adds further support to the claim that the Rental Licensing Ordinance was adopted with intent to discriminate against Black people. The City of Faribault fully understands the effect that the Criminal Records Screening Policy has on the racial make-up of Faribault's tenant population. It nonetheless intentionally implemented and continues to pursue the policy for the express purpose of limiting the number of people of color in Faribault.

Disparate Impact of the Occupancy Restriction

246. Because the Occupancy Restriction has a large discriminatory impact on the basis of national origin and is not necessary to achieve a legitimate business purpose, it is unlawfully discriminatory.

247. The Occupancy Restriction in the 2017 Ordinance required Faribault landlords to evict tenants when the birth of an additional child means that the number of household members exceeds two times the number of bedrooms plus one, regardless of the square footage of the unit or the availability of additional sleeping spaces.

248. Because of this lawsuit, the City modified the Occupancy Restriction in the 2019 Ordinance. It now exempts children aged 2 and under. The 2017 Ordinance did not include this exemption.

249. In an undated 33-page memorandum, the City justifies its Occupancy Restriction by citing concerns of over-crowding. That memorandum cites no evidence that the City has an over-crowding problem. (The undated memorandum is attached hereto as Exhibit K.)

250. Evidence suggests the opposite. HUD's 2012-2016 Comprehensive Housing Affordability Strategy (CHAS) data report that only 50 of 5,480 (0.9%) owner-occupied homes in Faribault have more than one person per room ("PPR"), and 195 of 2,895 (6.9%) renter-occupied homes had more than one person per room. Only 4.3% of all housing in Faribault had more than 1 PPR.

251. In the context of claims of family status discrimination against landlords, HUD guidelines addressing occupancy restrictions note numerous factors relevant to determining whether an occupancy restriction is reasonable. *See Fair Housing*

Enforcement—Occupancy Standards Notice of Statement of Policy, 63 Fed. Reg. 70256. These factors include the size of bedrooms and unit, the age of children, and the availability of additional sleeping areas. The Occupancy Restriction considers none of these factors. Evidence establishes that the City’s decision-makers never considered any of these factors in deciding upon a maximum occupancy limit. Then-City Council Member Steven Underdahl, for example, testified that, in considering its Occupancy Restriction, the City did not take into account the varying sizes of bedrooms, that is, that certain bedrooms are larger than others and therefore could accommodate more occupants. HUD guidelines also note that occupancy policies may be found to be pretextual where there is evidence of discriminatory statements. *Id.*

252. Because, as detailed above, Somali families are significantly larger than non-Somali families, this policy has a prohibited disparate impact on families of Somali national origin. The disparate impact of the Occupancy Restriction is enhanced by the extremely limited availability of rental units with enough bedrooms to legally house large families under the Ordinance.

253. In sum, Somali families are far more likely than non-Somali families to be evicted from their homes based upon the size of their families. They are also much more likely than non-Somalis to be forced out of rental housing in Faribault altogether as a result of the Ordinance, because their families are too large to live in any available rental units legally.

254. The Occupancy Restriction is not necessary to achieve a substantial, legitimate, nondiscriminatory interest of the City.

The City's former and current officials cite varying reasons for the occupancy restriction. Kim Clausen, for example, testified that the occupancy restriction keeps people safe by allowing adequate egress out of each unit, in case there is a fire, but also testified that what is sufficient egress depends on the specific characteristics of the unit, including size. Mayor Voracek testified the occupancy restriction was for safety and mechanical issues due to the occupancy load on a building, but also testified that in deciding on the occupancy restriction the City Council did not know what mechanical assumptions builders make in creating units. He also testified that the occupancy restriction was necessary to allow for sufficient egress in case of an emergency but admitted that he did not have any basis for that assumption.

255. However, an Occupancy Restriction that fails to take into account the total square footage of the unit or its bedrooms, and that fails to account for additional available sleeping spaces—like living rooms—that are not legal bedrooms, cannot be necessary to protect health or safety. A policy that takes these factors into account is a less discriminatory alternative to the Occupancy Restriction.

256. In the 33-page undated memorandum written by Chief Bohlen and Deanna Kuennen explaining the 2019 changes to the Ordinance, they claim that basing an occupancy restriction on square footage would be difficult to enforce because it would require code officials to measure every sleeping room they inspected. *See* Ex. K at 28. They do not say whether they considered other enforcement mechanisms, such as requiring licensees to record the square footage of sleeping rooms. *See id.*

257. Because of this lawsuit, the City included in its 2019 Ordinance an exemption for children aged 2 and under.

258. The discriminatory effect of the Occupancy Restriction is so large and foreseeable, and it is so unnecessary to meet any legitimate public safety goal, that it adds further support to the claim that the Ordinance was adopted with intent to discriminate against people of Somali national origin. Defendant fully understands the effect that the Occupancy Restriction has on the make-up of Faribault's tenant population and nonetheless intentionally implemented the Occupancy Restriction for the express purpose of limiting the number of people of Somali ancestry in Faribault.

Individual Plaintiffs

Thelma Jones

259. Thelma Jones is a Black woman and U.S. citizen. She is the mother of Plaintiff Priyia Lacey.

260. Ms. Jones moved to Faribault in 2008, in search of a small city which would be a better environment in which to raise her children.

261. In the fall of 2016, Ms. Jones was told by her landlord that she had two weeks to move out of the five-bedroom house she had lived in for five years, along with her children.

262. Prior to this, Ms. Jones had always paid her rent on time and had a good relationship with her landlord.

263. Public records show that about this same time, the FPD charged Ms. Jones' landlord with the criminal misdemeanors of "Rental Dwelling Registration/Fail to Register" and "C[rime]F[ree]M[ulti-]H[ousing]-Fail to Attend Training." Police noted that Ms. Jones had told them that she was a "regular renter with a lease" living in the

home, making the landlord's failure to register the property and attend training violations of the Ordinance.

264. The landlord told Ms. Jones that police had made clear Ms. Jones would testify against her on criminal charges if she did not remove Ms. Jones from the house.

265. Ms. Jones and her family were forced to leave their home. The landlord was never convicted of the charges.

266. In discussing the charges against the landlord, police records also state that "The C[rime]F[ree]M[ulti-]H[ousing] Ordinance is designed to deter criminal activity and, if necessary, to remove problem tenants from rental properties in order to preserve order in a neighborhood," before going on to discuss why Ms. Jones and her family constituted "problem tenants."

267. The records state that police had "responded to complaints at this home 82 times" and characterized Ms. Jones' home as the site of "ongoing criminal activity." The records do not note any criminal convictions that would support this assertion.

268. The records also state that the property itself was "often found to be unsightly and unkempt" without any support for this assertion.

269. Rather than being based on any actual "ongoing criminal activity" at Ms. Jones' home, police focused on her and her children as a result of repeated and harassing calls to the police by her neighbors, all of whom were white. Ms. Jones remembers calls to the police from neighbors with no legitimate basis when she hosted barbecues outside for her large Black family and when she hosted children's birthday parties. She even recalls visits from the police prompted by calls when her children were outside playing on the trampoline.

270. On one occasion, one of her white neighbors told Ms. Jones that she should “go back to where [she] came from.”

271. The City of Faribault labelled Ms. Jones and her family as problem tenants not as a result of confirmed criminal activity on her property, but as a result of harassing calls to the police from her white neighbors.

272. The City later admitted in sworn testimony that in deciding upon the total “calls for service” for a given property, calls from complaining neighbors were included, regardless of the merits of the complaint.

273. When Ms. Jones’ landlord told her that she had to leave, Ms. Jones was able to negotiate for some additional time to search for a new home for her family. After extensive searching, Ms. Jones was only able to find a much smaller two-bedroom apartment. As a result, two of her older children could no longer live with her, as they were previously doing in the five-bedroom house. She was also forced to give up her family’s dog because it is not allowed in the new apartment.

274. The move itself was incredibly stressful, and Ms. Jones had to stay in a hotel for three days because she could not move into the new home right away. She was also forced to rent a U-Haul for three days and put her belongings in storage.

275. She suffered emotional distress as a result of the Ordinance and its impact on her family.

276. Two of Ms. Jones’ children, who no longer have bedrooms in their mother’s home, are struggling to find places to live. Neither has been able to find stable housing in Faribault. One of those children, Plaintiff Priyia Lacey, is further discussed below.

277. As a result of the Ordinance, Ms. Jones and her family lost their home and were separated from each other.

278. In addition to being too small, that apartment was on the second floor. Climbing the stairs is difficult for Ms. Jones, who has sarcoidosis and uses oxygen.

279. That lease included the crime-free lease addendum required by the Ordinance. She was also subjected to the required criminal record screening when she applied for the apartment, and she paid the cost of that screening.

280. As tenants of a licensed landlord, Ms. Jones and her family continued to be subject to the Ordinance, including its broad and vague prohibition on “disorderly conduct.”

281. In her new home, Ms. Jones was constantly nervous about making noise, which could result in disorderly conduct violations or other penalties from the police. Ms. Jones has small grandchildren, one of whom lives with her, and they run around like children do. Although the apartment underneath them is currently vacant, Ms. Jones was constantly worried that someone will move in and complain to the police, leading to eviction.

282. Because of the size of the apartment combined with her concerns that a family gathering could lead to noise complaints and eviction, Ms. Jones has had to rent out other spaces to host family events like Easter. She has decided that she will not host children’s birthday parties at home because of her fear of receiving noise complaints.

283. Ms. Jones and her family were at risk of losing their home again as a result of the Ordinance.

284. Tired of the ongoing harassment of her children that continued after the initiation of this lawsuit, Ms. Jones moved to Burnsville, MN, in November 2019.

Priya Lacey

285. Plaintiff Priya Lacey is a Black woman and a U.S. citizen. She is the daughter of Plaintiff Thelma Jones. She is twenty-three years old.

286. Ms. Lacey resided with her mother, Ms. Jones, before her family was forced out of their home.

287. As a result of the Ordinance, Ms. Lacey and her family lost their home and have been separated from each other.

288. Ms. Lacey was pregnant at the time she lost her home. She had never lived on her own before and could not afford to pay rent on her own. She wished that she could continue to live with her mother who provided her both emotional and financial support. This time was stressful for Ms. Lacey and she struggled.

289. She suffered emotional distress as a result of the Ordinance and its impact on her family.

290. Ms. Lacey has a two-year-old son. She has actively sought, and continues to seek, housing in Faribault without success.

291. In 2016, Ms. Lacey applied to the Faribault H.R.A. for public housing. She finally made it to the number two slot on the waiting list and filled out her paperwork for an apartment, which would allow her to be close to her family and would be affordable. Faribault H.R.A. sent her a letter dated February 9, 2018 stating that she is “**INELIGIBLE**” for an apartment owned by the Faribault H.R.A. because “Criminal background check shows 2015 Assault warrant, 2017 Judgement Assault. HRA policy

states that the HRA may deny admission to an applicant if any household member has engaged in any violent criminal activity within the last five years.” She appealed this decision, but was immediately denied, without any further explanation, on February 13, 2018.

292. Ms. Lacey was never convicted of this misdemeanor charge, which was based on an incident that took place away from her mother’s home. Her case was closed as of May 18, 2017.

293. Ms. Lacey feels concerned that she will continue to be denied housing in Faribault as a result of the Criminal Records Screening Policy.

294. As Ms. Lacey continues to seek housing in Faribault, the criminal background check required by the Ordinance makes her substantially likely to be denied housing again on the basis of an arrest alone or as a result of an erroneous background check.

295. The error in the H.R.A.’s background check gives Ms. Lacey reason to be concerned that landlords’ future criminal record screening of her will result in the denial of housing.

296. As Ms. Lacey continues to apply for housing in Faribault, she will be forced to pay the costs of the required criminal record screening for each application.

Faisa Abdi

297. Plaintiff Faisa Abdi is a Black Somali-American and a U.S. citizen.

298. Ms. Abdi and her husband have resided with their children in the same three-bedroom apartment for over four years. The apartment also has a living room.

299. They have eight children, all of whom are age thirteen or younger. Four of their children attend Faribault public schools.

300. Ms. Abdi's landlord has threatened that her family will be evicted due to the size of her household.

301. The landlord first made this threat shortly after Ms. Abdi's third-youngest child was born in June 2015.

302. The landlord informed Ms. Abdi that her family would have to find somewhere else to live or reduce their household size.

303. Since then, Ms. Abdi has searched without success for a new apartment.

304. Ms. Abdi feels extremely stressed that her landlord has threatened that she and her family will be evicted from their home.

305. The Abdis have always paid their rent on time and, other than this household size issue, have not had any conflict with the landlord.

306. Ms. Abdi is desperate for her family to keep the home. She is even considering taking two of her U.S. citizen children, born in Faribault, to Africa so that her family can remain in their home despite the Occupancy Restriction, as she has heard other Somali-American families have done.

307. Ms. Abdi told her landlord about this plan and that she needed to apply for passports. On information and belief, it is on that condition that she has been allowed to stay in her home so far.

308. Ms. Abdi feels that the only way she will be able to stay in Faribault is if her family is separated and members of her family move to a different place.

309. She does not want to take her children to Africa, where they will not have the same opportunities that they would have in the United States. She would not do so but for the Occupancy Restriction.

310. Ms. Abdi and her family like living in Faribault and want to stay there together.

311. Their current home has ample room for all of them. It has two bathrooms, a single car garage, and a laundry in the home. The children have bunk beds and the youngest baby sleeps in the parents' room.

312. As a result of the Ordinance, Ms. Abdi and her family are substantially likely to lose their home. Ms. Abdi has suffered emotional distress as a result of the Ordinance.

313. As tenants of a licensed landlord, Ms. Abdi and her family continue to be subject to the Ordinance, including its broad and vague prohibition on "disorderly conduct."

314. Ms. Abdi and her family remain at risk of being evicted pursuant to the Ordinance in the future.

Ali Ali

315. Plaintiff Ali Ali is a Black Somali-American and a U.S. citizen.

316. Mr. Ali works at the Viracon glass factory in Owatonna, Minnesota.

317. Mr. Ali and his wife have six children, all of whom are age nine or younger. Three of their children attend Faribault public schools.

318. Mr. Ali and his family were forced to move out of their home in February 2018 because his family had a new baby.

319. Mr. Ali's landlord sent a letter on May 10, 2017, a month before his youngest child was born, stating that their family had to move out by August 31, 2017.

320. The birth of this baby, the sixth child in their family, brought the number of people in the Alis' three-bedroom apartment to eight, one more than allowed under the Occupancy Restriction.

321. Before they were forced to move, the Alis had lived in the same apartment for three years.

322. Mr. Ali was able to negotiate for extra time to try to find a place to live.

323. It was very difficult to find for a new home for him and his family and he had to spend a lot of time searching online and visiting apartments.

324. Mr. Ali was eventually able to find a new apartment to move into, which is where his family lives now.

325. The new home, however, is significantly more expensive and it is more difficult for Mr. Ali to pay the rent.

326. Additionally, during the move, he was forced to throw away furniture due to the cost of moving it. Moreover, his previous landlord is alleging that he owes money for alleged damage to the apartment that existed before the Ali family moved in. The former landlord is threatening to send this alleged debt "to collection," which has been stressful for Mr. Ali.

327. As a result of the Ordinance, Mr. Ali and his family lost their home, and Mr. Ali suffered emotional distress.

328. Mr. Ali and his family like living in Faribault and want to stay there together.

329. The eight people in Mr. Ali’s family now live in a four-bedroom apartment. Mr. Ali’s wife is expecting a baby. If Mr. Ali and his wife have another child after this baby, as they plan to, their family will exceed the number of people allowed to live there under the Ordinance. As a result, he remains at risk of losing his home again as a result of the Ordinance.

330. As tenants of a licensed landlord, Mr. Ali and his family continue to be subject to the Ordinance, including its broad and vague prohibition on “disorderly conduct.”

331. Mr. Ali and his family remain at risk of being evicted pursuant to the Ordinance in the future.

Rukiya Hussein

332. Plaintiff Rukiya Hussein is a Black Somali-American and a U.S. citizen.

333. Ms. Hussein works for Essential Home Health Care as a personal care assistant. Her husband is the lead supervisor on the night shift at the Jennie-O Turkey factory.

334. In late June of 2015, Ms. Hussein gave birth by caesarean section to a baby girl.

335. Her daughter was born with a thyroid problem and needed medication every day.

336. When her baby was just a month old, Ms. Hussein received a letter from her landlord stating that her family would have to move out of her apartment and return the keys within sixty days.

337. The birth of this baby, the sixth child in the family, brought the number of people in the Husseins' three-bedroom apartment to eight, one more than allowed under the Occupancy Restriction.

338. The Husseins had lived in the apartment since October 2010. On the date they received notice of their eviction, their six children were all age ten or younger. There was a girls' bedroom, a boys' bedroom, and a room for Ms. Hussein and her husband.

339. The apartment was large enough for the Husseins to live in safely.

340. The landlord was aware the Husseins had a newborn baby.

341. On previous occasions, the landlord had asked Ms. Hussein if she was pregnant.

342. The Husseins always paid their rent on time and never had a complaint from the landlord.

343. The landlord was compelled to evict the Husseins to comply with Faribault's Rental Licensing Ordinance. As a result of the Ordinance, Ms. Hussein and her family lost their housing.

344. When Ms. Hussein received the notice of eviction she was extremely distraught. She was required not to engage in physical activity as she recovered from the caesarian section surgery. Additionally, her newborn daughter was sick and she had to put her energy into caring for her baby.

345. Moreover, she knew it was extremely difficult to find rental housing in Faribault. Family and friends had been forced to leave Faribault after they were unable to find homes to rent.

346. Despite these challenges, Ms. Hussein had no choice but to try to find a new home very quickly.

347. Because her husband worked the night shift, she had to look for a new home daily, in spite of having just come home with a sick newborn. Ms. Hussein took her baby with her every day to look for housing.

348. Ms. Hussein was anxious that her family would not be able to find a place to live in Faribault. The whole family was worried. Her children asked her to explain why the landlord had evicted them. They could not understand why they would have to leave their home just because their family had a newborn baby.

349. Both Ms. Hussein and her husband were extremely sad to lose their home of over five years. Ms. Hussein cried in front of the landlord.

350. Ms. Hussein found it physically painful and stressful to look for a new home for her family in these circumstances. She suffered emotional distress as a result of the Ordinance.

351. Ms. Hussein loves Faribault, which is home to her. The Husseins now have seven children, five of whom attend Faribault public schools.

352. As tenants of a licensed landlord, Ms. Hussein and her family continue to be subject to the Ordinance, including its broad and vague prohibition on “disorderly conduct.”

353. Ms. Hussein’s current lease includes the crime-free lease addendum required by the Ordinance. She was also forced to submit to the required criminal record check, and to cover the costs of this screening for her and her husband.

354. Ms. Hussein and her family plan to continue to live in Faribault.

355. Ms. Hussein and her family remain at risk of being evicted pursuant to the Ordinance in the future.

Lucia Porras

356. Plaintiff Lucia Porras is a Latina woman and a U.S. citizen.

357. She was born and raised in Faribault. Her boyfriend, who is the father of all of her children, is from Northfield.

358. Both Ms. Porras and her boyfriend work in Faribault.

359. Ms. Porras and her boyfriend have three children, a nine-year-old daughter, a five-year-old son and a one-year-old daughter. The two oldest children attend school in Faribault. The children's grandparents also live in Faribault.

360. Ms. Porras and her family moved into a licensed rental apartment in Faribault in February of 2018. They signed the crime free lease addendum required by the Ordinance.

361. On April 19, 2018, the Department of Social Services removed Ms. Porras's children from her home, accompanied by law enforcement.

362. Two days later, on April 21, 2018, the FPD sent a "Lease Termination Demand Notice" to Ms. Porras's landlord.

363. The letter stated that "Law enforcement responded on 4/19/2018 to 416 8 St. NW #1 for a disorderly violation warranting removal proceedings for all occupants of the residence. At this point in time, **I am requesting that you move forward with steps to have the tenants vacate the unit.** Please send written confirmation of this."

364. The letter cites “Laws contributing to the need for protection or services or delinquency of a minor as defined in Minnesota Statutes, Section 260C et seq.” as the basis for the Lease Termination Demand Notice.

365. The landlord sent a letter to Ms. Porras on April 26, 2018 stating “According to the police there was an issue on 4/19/2018 that prompted the police to send us a lease termination notice. They, and in turn your landlord, is demanding you move out before noon April 28, 2018.”

366. Ms. Porras and her entire family lost their home within ten days of the removal of her children, before any resolution of the validity of the Petition for Child in Need of Protection Services filed against her.

367. Ms. Porras has not been charged with any crime.

368. Ms. Porras did everything possible to comply with every requirement from the Department of Social Services including attending group therapy, undergoing a parental assessment, and having a chemical dependency assessment.

369. However, the judge hearing the petition made it clear on the record that Ms. Porras’s children could not be returned until she has secured safe and stable housing. She did not have stable housing, as a result of the Ordinance.

370. Ms. Porras actively searched for rental housing in Faribault and the surrounding area so that she can regain custody of her children. She obtained housing in Waseca, MN, and her children were returned to her.

371. The landlord for the Waseca address told her that he should not rent to her but was going to give her a chance anyway. Upon information and belief, the City of

Waseca's crime-free housing program is not as restrictive on landlords as Faribault's crime-free housing program.

372. Ms. Porras has never been convicted of a felony. She was, however, convicted of two theft misdemeanors in 2010, as well as several more recent petty misdemeanors related to driving.

373. Ms. Porras feels concerned that she was denied housing in Faribault as a result of the Criminal Records Screening Policy. She had applied for rental housing in Faribault and paid criminal records screening fees only to be denied.

374. As Ms. Porras continues to seek housing in Faribault, the criminal background check required by the Ordinance makes her substantially likely to be denied housing on the basis of her prior convictions.

375. As Ms. Porras continues to apply for housing in Faribault, she will be forced to continue to pay the costs of the required criminal record screening for each application.

David Trotter-Ford

376. Plaintiff David Trotter-Ford is a Black man and a U.S. citizen.

377. Mr. Trotter-Ford and his wife live and co-parent eight children together. Mr. Trotter-Ford is the primary caregiver for the children that reside with the couple.

378. Mr. Trotter-Ford takes pride in how he raises all of his children, irrespective of whether they are biologically related. He is a father to all of the children he and his wife co-parent together, although three of them are his wife's biological children. For Mr. Trotter-Ford, his family is his priority.

379. In the fall of 2015, Mr. Trotter-Ford, his then fiancée and current wife, and their children, were evicted from their home at the behest of the Faribault Police Department after a warrant for Mr. Trotter-Ford's arrest was issued.

380. In mid-July 2015, Mr. Trotter-Ford was arrested in a parking lot outside 1520 Western Avenue and charged by FPD with "disorderly conduct." At the time, Trotter-Ford's then-fiancée and current wife, Makyala Trotter-Ford, nee Boudreau ("Ms. Trotter-Ford") was living with her children at 1520 Western Avenue. 1520 Western Avenue was and still is owned and administered by the Faribault Housing and Redevelopment Authority ("Faribault HRA"). At the time, Kim Clausen was both head of the City's Housing Division and Executive Director of the Faribault HRA.

381. After Mr. Trotter-Ford's mid-July 2015 arrest, Officer Krenik said he wanted to investigate whether that arrest violated the City's crime-free housing Crime Free Housing Program. Kim Clausen thereafter decided to evict Ms. Trotter-Ford and her family from 1520 Western Avenue based, in part, on that arrest. Clausen later admitted, in sworn testimony, that her decision, in July 2015, to evict Ms. Trotter-Ford was based, in part, on Mr. Trotter-Ford's July 2015 arrest.

382. Ms. Clausen's decision to evict Ms. Trotter-Ford was expressed in a letter she sent to Ms. Trotter-Ford dated July 22, 2015 (the "July 22 letter"). Clausen's records were searched by the City in response to Plaintiffs' discovery requests. The City did not produce the July 22 letter to Plaintiffs.

383. On August 28, 2015, Mr. Trotter-Ford spanked two of the children with a belt several times.

384. On September 10, 2015, before Mr. Trotter-Ford had been convicted of any crime and before charges had even been filed against him, the FPD sent an “Eviction Demand Notice” to the landlord of the home where Mr. Trotter-Ford, his then-fiancée, and their children resided together.

385. The letter stated that “Law enforcement responded on 8/28/2015 to 1520 Western Ave. for a disorderly violation warranting removal proceedings for **all occupants of the residence**. At this point I am requesting that you move forward with steps to have the tenant vacate the unit.”

386. The letter cites “MN Statutes, Section 609.221 through Minnesota Statutes, Section 609.2231, which prohibit assault” as the basis for the Eviction Demand Notice. Mr. Trotter-Ford was never charged with or convicted of a crime in this portion of the criminal code, although his entire family lost their home on this ground.

387. When a criminal complaint was later filed against Mr. Trotter-Ford, it charged him with the gross misdemeanor of Malicious Punishment of a Child in violation of Minnesota Statute 609.377.1. That charge was eventually dismissed. On February 16, 2016, he pled guilty to Neglect of a Child in violation of Minnesota Statute 609.378.1(a)(1), a gross misdemeanor. He was sentenced to serve a term of thirty days of electronic home monitoring and two years of probation.

388. The Social Services Department took custody of the couple’s children as a result of the criminal charge. Mr. Trotter-Ford continued to have visitation with his biological children.

389. Mr. Trotter-Ford and his wife were forced to move out of their home under threat of eviction. They could find nowhere else to go, and had to stay in a low-

quality hotel for approximately two months before they were able to find a new place to live.

390. Mr. Trotter-Ford suffered emotional distress as a result.

391. It was very difficult for Mr. Trotter-Ford to find a new home for his family.

392. Mr. Trotter-Ford applied for several units and had his application denied, at least in part because of the criminal background check required by the Faribault Rental Licensing Ordinance. Mr. Trotter-Ford's criminal record shows that he has several convictions for misdemeanors, but no felony convictions.

393. Mr. Trotter-Ford and his wife did everything possible to get their children back into their custody—including participating in parenting classes and working closely with their case worker. They were deeply concerned that being unable to secure housing would prevent them from being reunited with their children.

394. Full custody rights were restored as a result of their cooperation with the intense scrutiny of the Social Services Department.

395. The family has now been reunited and lives together in Rosemont, MN. Mr. Trotter-Ford, his wife, and four of their children (including a baby born in 2017) reside together. Mr. Trotter-Ford's other four children spend weekends and some vacations with them. Mr. Trotter-Ford has returned to his role as the primary full-time caretaker of the children who reside with them.

Organizational Plaintiff

396. Plaintiff Somali Community Resettlement Services, Inc. (“SCRS”) is a nonprofit organization that has been providing services to the refugee population in southeastern Minnesota since 1999.

397. SCRS has two offices: one in Faribault, Minnesota and one in Rochester, Minnesota. Nine staff members work in SCRS’s Faribault office.

398. SCRS’s mission is to promote and advance the social well-being and the welfare of its members by providing community and resettlement services. SCRS assists refugee families to secure basic needs and resources for self-sufficiency and to acclimate to a new way of life.

399. Defendants have interfered with SCRS’s mission to assist refugee families to secure their basic needs by making it considerably more difficult for members to find and keep housing in Faribault.

400. The Ordinance has also forced SCRS to divert significant organizational resources from other planned activities. Because members of the Somali community seek help from SCRS when threatened with the loss of housing due to the birth of a new baby, SCRS has redirected and continues to redirect staff time, office space, and emergency assistance funds to assist these members with housing issues created by the Ordinance.

401. SCRS staff provides interpretation, transportation and other assistance to members who are at risk of losing their housing due to the Ordinance and its Occupancy Restriction. SCRS assists approximately five families each week who are at risk of losing their homes because of the addition of a new baby to their family.

402. Two of SCRS's thirteen staff members now work exclusively on housing issues, at a cost to the organization of approximately \$70,000 per year. Together, they spend about seventy hours each week assisting families who are at risk of losing their housing due to the Ordinance and its Occupancy Restriction.

403. For example, when a family comes to SCRS with an eviction notice because of the birth of a new baby, SCRS employees help by: translating documents; providing interpretation services that allow clients to communicate with landlords and lawyers from Southern Minnesota Regional Legal Services; filling out forms; negotiating with landlords; printing, faxing, and mailing documents, and paying for printing supplies and postage; and hand-delivering documents, including traveling to the surrounding area where landlords or management companies might be located.

404. Although two staff members work specifically on housing issues, in reality all nine staff members must spend time dealing with housing issues that arise because of the Ordinance.

405. In part as a result of the Ordinance and its Occupancy Restriction, SCRS has also expended resources to create an emergency assistance program for families who are at risk of losing their homes or who have lost their homes. This emergency assistance program began in November 2017 with \$53,000 and was supposed to last a full year, but due to the depth of the need for this funding, SCRS ran out of funding for emergency assistance by April 2018. Approximately 90% of the funding in this program was used to secure new housing for families whose housing was in jeopardy due to the Ordinance and its Occupancy Restriction. Specifically, the emergency assistance fund was used to help

evicted families pay the upfront costs of renting a new home, such as deposits or last month's rent required upfront.

406. As a result of the resources SCRS has diverted to addressing housing needs created by the Ordinance, SCRS has fewer resources to devote to other priorities critical to its mission, including resettlement services, civic engagement, education, health, employment, and programs for youth and the elderly.

407. For example, SCRS has had to curtail its employment services. Employment is an area of great need, and SCRS would have prioritized it in the last few years had it not been for the Ordinance. Instead, SCRS has been forced to stop driving community members to job orientations and to their first week of work, as SCRS had previously done. As a result, community members now miss out on job opportunities because they cannot afford transportation before receiving a first paycheck.

408. SCRS has also been forced to divert resources from its youth programming. SCRS would like to provide tutoring and recreation opportunities for youth, but it can do only a very limited amount of this work because of the volume of housing work created by the Ordinance. SCRS had hired a staff member with the title of Youth Program Administrator, but that staff member now works exclusively on housing issues.

409. SCRS will continue to divert resources to stem the housing crisis facing the Somali-American community in Faribault for as long as the Ordinance continues to cause Somali-American families to lose their homes in Faribault.

FIRST CLAIM FOR RELIEF

**FAIR HOUSING ACT –
RENTAL LICENSING ORDINANCE**

410. Plaintiffs re-allege and incorporate by reference all allegations set forth above.

411. The Fair Housing Act makes it illegal “to sell or rent after the making of a bona fide offer, or to refuse to negotiate for the sale or rental of, or otherwise make unavailable or deny, a dwelling to any person because of race, color . . . or national origin.” 42 U.S.C. § 3604(a).

412. The Rental Licensing Ordinance violates the Fair Housing Act because it was enacted with the purpose and intent to make unavailable and deny dwellings in Faribault to Black and Somali people on the basis of race and/or national origin.

413. Direct evidence exists demonstrating a specific link between this animus and the passage of the Ordinance. Circumstantial evidence of the role of animus in the passage of the Ordinance also exists, and there is no legitimate, non-discriminatory, and non-pretextual justification for the Ordinance.

SECOND CLAIM FOR RELIEF

**FOURTEENTH AMENDMENT EQUAL PROTECTION CLAUSE –
RENTAL LICENSING ORDINANCE**

414. Plaintiffs re-allege and incorporate by reference all allegations set forth above.

415. The Fourteenth Amendment to the United States Constitution prohibits a state from “deny[ing] to any person within its jurisdiction the equal protection of the laws.”

416. The Rental Licensing Ordinance violates the Equal Protection Clause because it was enacted with the purpose and intent to discriminate against Black and Somali people on the basis of race and/or national origin.

417. Direct evidence exists demonstrating a specific link between this animus and the passage of the Ordinance. Circumstantial evidence of the role of animus in the passage of the Ordinance also exists, and there is no legitimate, non-discriminatory, and non-pretextual justification for the Ordinance.

THIRD CLAIM FOR RELIEF

§ 1981 – RENTAL LICENSING ORDINANCE

418. Plaintiffs re-allege and incorporate by reference all allegations set forth above.

419. 42 U.S.C. § 1981 provides that “[a]ll persons within the jurisdiction of the United States shall have the same right in every State and Territory to make and enforce contracts, to sue, be parties, give evidence, and to the full and equal benefit of all laws . . .” Making and enforcing contracts “includes the making, performance, modification, and termination of contracts, and the enjoyment of all benefits, privileges, terms, and conditions of the contractual relationship.” § 1981(b).

420. Section 1981 protects these rights from “impairment under color of State law.” § 1981(c).

421. The Rental Licensing Ordinance violates § 1981 because it was enacted with the purpose and intent to deny the equal right to make and enforce contracts for rental housing to Black and Somali people on the basis of race and/or ancestry.

422. Direct evidence exists demonstrating a specific link between this animus and the passage of the Ordinance. Circumstantial evidence of the role of animus in the passage of the Ordinance also exists, and there is no legitimate, non-discriminatory, and non-pretextual justification for the Ordinance.

FOURTH CLAIM FOR RELIEF

FAIR HOUSING ACT – CRIMINAL HISTORY POLICY

423. Plaintiffs re-allege and incorporate by reference all allegations set forth above.

424. The Fair Housing Act makes it illegal “to sell or rent after the making of a bona fide offer, or to refuse to negotiate for the sale or rental of, or otherwise make unavailable or deny, a dwelling to any person because of race, color . . . or national origin.” 42 U.S.C. § 3604(a).

425. A policy has a discriminatory effect prohibited under the Fair Housing Act where it actually or predictably results in a significant adverse impact on members of a protected class and it is either not necessary to achieve a substantial, legitimate, non-discriminatory objective, or that objective could be achieved through a less discriminatory means.

426. By causing potential tenants to be barred from housing based upon their criminal records, the Criminal Records Screening Policy has a large discriminatory impact on the basis of race and national origin. It is not necessary to achieve a substantial, legitimate, non-discriminatory purpose; moreover, any such purpose that did exist could be achieved through a less discriminatory alternative. As a result, it violates the Fair Housing Act.

FIFTH CLAIM FOR RELIEF

FAIR HOUSING ACT – OCCUPANCY RESTRICTION (art. V, § 7-40(h))

427. Plaintiffs re-allege and incorporate by reference all allegations set forth above.

428. The Fair Housing Act makes it illegal “to sell or rent after the making of a bona fide offer, or to refuse to negotiate for the sale or rental of, or otherwise make unavailable or deny, a dwelling to any person because of race, color . . . or national origin.” 42 U.S.C. § 3604(a).

429. A policy has a discriminatory effect prohibited under the Fair Housing Act where it actually or predictably results in a significant adverse impact on members of a protected class and it is either not necessary to achieve a substantial, legitimate, non-discriminatory objective, or that objective could be achieved through a less discriminatory means.

430. By barring families from residing in otherwise-suitable housing based on family size, and by causing tenants to be evicted from housing upon the birth of additional children, the Occupancy Restriction has a large discriminatory impact on persons of Somali national origin. It is not necessary to achieve a substantial, legitimate, non-discriminatory purpose; moreover, any such purpose that did exist could be achieved through a less discriminatory alternative. As a result, it violates the Fair Housing Act.

SIXTH CLAIM FOR RELIEF

**MINNESOTA EQUAL PROTECTION – RENTAL LICENSING ORDINANCE
(RACE DISCRIMINATION)**

431. Plaintiffs re-allege and incorporate by reference all allegations set forth above.

432. Article I of the Minnesota Constitution guarantees that “[n]o member of this state shall be disenfranchised or deprived of any of the rights or privileges secured to any citizen thereof, unless by the law of the land or the judgment of his peers.” Minn. Const. art. I, § 2. The Minnesota Constitution protects a right to equal protection there and elsewhere. *Id.* Art. X, § 1; *id.* Art. XII, § 1; *id.* Art. XIII, § 1.

433. The Rental Licensing Ordinance violates Minnesota equal protection because it was enacted with the purpose and intent to discriminate against Black and Somali people on the basis of race and/or national origin.

434. As a result, the Rental Licensing Ordinance violates the right to equal protection found in the Minnesota Constitution.

SEVENTH CLAIM FOR RELIEF

MINNESOTA EQUAL PROTECTION – RENTAL LICENSING ORDINANCE (ANIMUS AGAINST RENTERS)

435. Plaintiffs re-allege and incorporate by reference all allegations set forth above.

436. Article I of the Minnesota Constitution guarantees that “[n]o member of this state shall be disenfranchised or deprived of any of the rights or privileges secured to any citizen thereof, unless by the law of the land or the judgment of his peers.” Minn. Const. art. I, § 2. The Minnesota Constitution protects a right to equal protection there and elsewhere. *Id.* Art. X, § 1; *id.* Art. XII, § 1; *id.* Art. XIII, § 1.

437. In order to survive rational basis scrutiny under the Minnesota Constitution, a policy must satisfy three requirements: (1) the distinctions separating those included within a classification from those excluded must be genuine and substantial rather than arbitrary or fanciful; (2) there must be an evident connection

between needs peculiar to the class and the prescribed remedy; and (3) the purpose of the statute must be one that the government can legitimately attempt to achieve.

438. The Rental Licensing Ordinance explicitly treats renters differently from homeowners and those residing in owner-occupied housing. Renters' private information, including their dates of residency, are available to the City of Faribault at all times; renters can lose their homes as a consequence of contact with the police; and renters are responsible if guests or others "under the resident's control" engage in criminal conduct. None of these requirements apply to homeowners or those who reside in owner-occupied homes. There is no evident connection between this classification and any legitimate government purpose, and there is evidence that the Ordinance was adopted with animus toward renters.

439. As a result, the Rental Licensing Ordinance violates the right to equal protection found in the Minnesota Constitution.

PRAYER FOR RELIEF

WHEREFORE, Plaintiffs respectfully request the following relief:

- A. A permanent injunction prohibiting Defendants and their officials, employees, and agents from implementing or enforcing the Rental Licensing Ordinance, including the Crime-Free Housing Program;
- B. A declaration pursuant to 28 U.S.C. §§ 2201 and 2202, as well as the Uniform Declaratory Judgments Law, Minn. Stat. § 555.01, that the Rental Licensing Ordinance, including the Crime-Free Housing Program, is unlawful and invalid;
- C. Compensatory damages, including “garden variety” emotional distress damages, for the Plaintiffs;
- D. An order awarding Plaintiffs reasonable attorneys’ fees and expenses pursuant to 42 U.S.C. § 1988 and any other applicable law; and
- E. Such other and further relief as the Court deems equitable, just, and proper.

Dated: December 18, 2019

Respectfully submitted,

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EXHIBIT A

**CITY OF FARIBAULT
ORDINANCE 2017-13**

**AN ORDINANCE REPEALING AND REPLACING SEC. 7-36 THROUGH SEC. 7-45
OF ARTICLE V OF CHAPTER 7 OF THE FARIBAULT CITY CODE**

THE CITY OF FARIBAULT ORDAINS that the City Code of Ordinances shall be amended by the repeal in its entirety of Sec. 7-36 through Sec. 7-45 of Article V of Chapter 7 of the Faribault City Code and replaced with a new Sec. 7-36 through Sec. 7-44 of Article V of Chapter 7 of the Faribault City Code as follows:

SECTION 1. Sec. 7-36 through Sec. 7-45 of Article V of Chapter 7 of the Faribault City Code is hereby repealed in its entirety.

SECTION 2. A new Sec. 7-36 through Sec. 7-44 of Article V of Chapter 7 of the Faribault City Code is hereby created as follows:

ARTICLE V - RENTAL DWELLING LICENSES

Sec. 7-36. - Purpose and scope.

- (a) *Purpose.* It is the purpose of this Article to assure that rental housing in the City of Faribault is decent, safe and sanitary and is operated and maintained so as not to become a nuisance to the neighborhood or to become an influence that fosters blight and deterioration or creates a disincentive for reinvestment in the community. The operation of residential rental properties is a business enterprise that entails certain responsibilities. Rental dwelling owners, agents, and property managers are responsible to take necessary reasonable actions to ensure that the persons who occupy such rental units, as well as neighboring properties, may pursue the quiet enjoyment of the normal activities of life in surroundings that are safe, secure, and sanitary, free from noise, nuisances and annoyances, free from unreasonable fears about safety of persons and property, and free of drugs and crime.
- (b) *Scope.* This article applies to rental dwelling units described herein that are rented or leased in whole or in part, including apartment buildings, town houses, single family and multifamily housing, guest and caretaker houses, and condominiums. It also includes any accessory structures of the rental dwellings, such as garages and storage buildings, and appurtenances such as sidewalks, driveways, and retaining walls, which are on the property of the rental dwelling. This article does not apply to on-campus college or university housing units; Minnesota Department of Health licensed rest homes; convalescent care facilities; licensed group homes; nursing homes; hotels; motels; or owner-occupied units.

Sec. 7-37. - Definitions.

The following words, terms and phrases, when used in this article, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Board of Appeals means City Council.

City means the City of Faribault, Minnesota.

City Council means the city council of the City of Faribault, Minnesota.

Compliance Official means the city administrator or the city administrator's designee(s).

Dwelling Unit refers any room or rooms providing complete, independent living facilities for one or more persons including permanent provisions for living, sleeping, eating, cooking and sanitation.

Inspector means the person designated by the city administrator to inspect rental dwellings in the city.

Let means to permit possession or occupancy of a rental dwelling by a person who is not the legal owner of record thereof, pursuant to a written or unwritten lease, or pursuant to a recorded or unrecorded agreement whether or not a fee is required by the agreement.

License/rental license means the license required by and issued pursuant to this article.

Licensed Premises means a licensed rental dwelling and all accessory structures of the rental dwellings, such as garages, storage buildings, and appurtenances such as sidewalks, driveways and retaining walls, which are on the property of the rental dwelling.

Licensee/owner means any person, agent, operator, firm or corporation having a legal or equitable interest in the property or rental dwelling; or recorded in the official records of the state, county or municipality as holding title to the property; or otherwise having control of the property or rental dwelling, including the guardian of the estate of any such person, and the executor or administrator of the estate of such person if ordered to take possession of real property by a court, or any person representing the actual owner, holding a valid rental license from the city.

Modify means a change in license category.

Official order means a written notice stating violation(s) of City Code and corrective action to be taken.

Operate means to let for occupancy or to rent.

Property manager or *local agent* means a person authorized by the owner to act on the owner's behalf as to the licensed premises.

Rental Dwelling means any building containing one or more rental dwelling units.

Rent means to let for occupancy or to let.

Revoke/Revocation means a license action due to noncompliance with the requirements of this Article.

Tenant means a person who is occupying a dwelling unit in a rental dwelling under a lease or contract, whether oral or written, that requires the payment of money or exchange of services.

Uniform Housing Code means the International Property Maintenance Code as adopted in Section 7-21 of the City Code.

Sec. 7-38. - Licensing of Rental Units.

(a) *License required.*

- (1) No person shall operate a rental dwelling without first having obtained a license to do so from the City of Faribault. A license shall be granted pursuant to the provisions of this article by the Compliance Official or designee(s).

Exceptions:

- a. An owner whose only rental dwelling is a single-family dwelling homesteaded by a relative is exempted. Compliance of this exemption may require written proof from the county.
 - b. A residential property owned by a "snowbird" where the property is rented to another person for a period of less than one hundred twenty (120) consecutive days while the owner is residing out of the State of Minnesota. The owner must occupy the property during the remainder of the year.
 - c. Unoccupied dwelling units that have been issued a vacant building registration.
- (2) When more than one building containing rental dwelling units exists on one property, a separate license shall be required for each building.
 - (3) Licenses shall be issued for a single rental dwelling unit in the case of a freestanding dwelling, a condominium, a townhouse, a dwelling in a cooperative, or a dwelling in a nonresidential structure; for a two-unit rental dwelling; or for an apartment building.
- (b) *License term.* Except for a provisional license as identified herein, a rental license issued by the city under this Article will be valid for a two (2) year time period. All licenses may be reviewed at any time by the Compliance Official or designee(s) after the commencement of the license term to determine whether the rental dwelling continues to be in compliance with this Article.
- (c) *License application and renewal.*

The license application or renewal shall be made by the owner or agent. Application forms are available from the city and must be completed in full and accompanied by the appropriate license fee as established by the City Council. Every licensee shall give notice in writing to

the city within ten (10) business days after any change of information on the application or if the licensed premises is sold or otherwise conveyed in any way. Depending on the nature of changes, the city may require a new inspection of the licensed premises. Each license issued by the city under this article will expire two years after the date of issuance unless otherwise suspended or revoked. An application for renewal of a license and the appropriate fee must be filed with the issuing authority at least thirty (30) days prior to the expiration date of an existing license. Any renewal license application and fee not received before the expiration date shall be assessed a late fee as established by the City Council for processing of the application.

Within thirty (30) days of receipt of a completed application and of the license fee required by this article, the inspector shall schedule an inspection. No license shall be granted or renewed until the inspector has determined that all life, health safety violations, or application inconsistencies have been corrected. In cases where a weather deferral for repairs has been granted by the inspector, the license may be granted on conditions of the repairs being completed before a specific date in the future. If the license application is incomplete, or the applicant does not meet the requirements of this section during the term of a provisional license issued under Section 7-39, the application shall be canceled.

(d) *License and inspection fees*

License fees, as set forth by City Council resolution, shall be due thirty (30) days prior to the license expiration date; in the cases of new unlicensed units, license fees shall be due at time of application.

- (1) *License fees, delinquent payments.* A delinquency penalty of fifteen percent (15%) of the amount of the license fee may be charged to the operators of the dwelling unit. Once issued, a license is nontransferable and the licensee shall not be entitled to a refund of any license fee. Upon revocation or modification of a license, or if the applicant withdraws an application, or in the case of an incomplete application or process, or if an application is canceled, the fee shall be nonrefundable.
- (2) *Inspection/re-inspection fees.* Fees for annual inspections of a rental dwelling are part of paid license fees. Re-inspection fees will only be charged for subsequent inspections after failure to comply with official orders or when the owner or agent fails to keep a scheduled inspection without prior notice to the inspector. All re-inspection fees are set by City Council resolution. If the re-inspection is being performed as part of the licensing process, fees must be paid prior to the time of license issuance or renewal. If a re-inspection fee of any portion is not paid within thirty (30) days after billing, or within thirty (30) days after any appeal becomes final, the City Council may certify the unpaid cost against the rental dwelling.

(e) *Minimum Licensing Standards*

The following minimum standards and conditions must be met in order for an owner to hold or be granted a rental dwelling license under this article. Failure to comply with any of these

standards or conditions shall be adequate grounds for denial, nonrenewal, suspension or revocation of an owner's rental dwelling license.

- (1) The licensee or applicant must have a current, complete, and accurate rental dwelling application on file with the city.
- (2) The licensee or applicant shall have paid the required license fee and any other fees required by this article.
- (3) The licensee or applicant must be current on the payment of all utility fees, taxes, assessments, fines, penalties, or other financial claims due to the city on the licensed premises and any other rental dwelling in the city owned by the licensee or the applicant. In the event a suit has been commenced under Minnesota Statutes, Sections 278.01—278.03, questioning the amount or validity of taxes, the city may upon request the licensee or applicant waive strict compliance with this provision; no waiver may be granted, however, for taxes or any portion thereof that remain unpaid for a period exceeding one year after becoming due.
- (4) The rental dwelling must be in compliance with all federal, state and local laws, including but not limited to all provisions of this article, the Uniform Housing Code as adopted in Section 7-21 of the City Code, and all applicable zoning laws.

Sec. 7-39. - Provisional License

The city may issue a provisional license to the owner of a rental dwelling who has submitted an application, paid the license fee and the Compliance Official or designee has conducted an initial inspection resulting in written orders to correct violations that do not prevent occupancy. A provisional license authorizes the continued occupancy of the rental dwelling unit(s) in actual existence, pending issuance of a rental license. A provisional license is valid for up to 180 days until a license is issued or it is determined that license requirements have not been met and the city will not issue a license.

Sec. 7-40. - License Requirements

- (a) *Local agent required.* If the owner does not reside in any of the following Minnesota counties: Blue Earth, Carver, Dakota, Dodge, Faribault, Freeborn, Goodhue, Hennepin, Le Sueur, Mower, Nicollet, Olmsted, Ramsey, Rice, Scott, Sibley, Steele, Wabasha, Waseca, Washington, then the owner must provide the city with a local agent that resides within one of the aforementioned counties and who is responsible for maintenance and operation of the rental dwelling and who is legally constituted and empowered to receive service and orders on behalf of the owner and to institute remedial action to effect such orders. The city shall be notified in writing of any change of agent by the owner of the rental dwelling.
- (b) *Owner Identification.* All partnerships, corporations, limited liability companies or other recognized business associations that own a rental dwelling to be licensed under this Article shall submit, upon request of the Compliance Official or the designee(s), the name and address of all partners, shareholders or interest holders. If requested by the Compliance Official or

the designee(s), information regarding the names and addresses of all partners, shareholders or interest holders must be submitted in a sworn affidavit to the city.

- (c) *Responsibility for acts of manager, operator, or agent.* Licensees are responsible for the acts or omissions of their managers, operators, agents, or other authorized representatives.
- (d) *Conformance to laws.* No rental license shall be issued, renewed or allowed to be maintained by the owner unless the rental dwelling conforms to all applicable federal, state, and local laws, rules, and regulations.
- (e) *License inspection required.* No rental license shall be issued, renewed or allowed to be maintained unless the owner agrees in the owner's application to permit inspections pursuant to this Article.
- (f) *Posting and production of license.* Every licensee of a rental dwelling with four (4) or more units, shall conspicuously post the current rental license certificate issued by the city in the main entryway or other conspicuous location. An owner or agent of a rental dwelling must always produce a copy of the current rental license certificate for a rental dwelling upon the request from a tenant, prospective tenant, police officer or Compliance Official.
- (g) *Occupancy register required.* Every licensee shall keep, or cause to be kept, a current register of occupancy for each dwelling unit that provides the following information:
 - (1) Dwelling unit address.
 - (2) Number of bedrooms in dwelling unit and the maximum number of occupants.
 - (3) Legal names and date of birth of adult occupants and number of persons under eighteen (18) years of age currently occupying the dwelling units.
 - (4) Dates renters occupied and vacated dwelling units.
 - (5) A chronological list of complaints and requests for repair by dwelling unit occupants related to this article, and all corrections made in response to such requests and complaints.

Such a register shall be made available for viewing or copying by the City of Faribault at all reasonable times.

- (h) *Occupancy standards.*
 - (1) Each rental dwelling must comply with the requirements of the City of Faribault Unified Development Ordinance.
 - (2) The maximum permissible occupancy of a rental dwelling unit is determined as follows:

- a. *Minimum space.* Must meet requirements set forth in Section 404 of the Faribault Uniform Housing Code.
- b. *Maximum occupancy.* The total number of occupants may not exceed two (2) times the number of legal bedrooms plus one.
- c. *Occupancy of sleeping rooms.* In every dwelling unit of two (2) or more rooms, every room occupied for sleeping purposes shall have the following minimum habitable room floor space: seventy (70) square feet for one person; ninety (90) square feet for two (2) persons; and the required habitable room floor space is increased at the rate of fifty (50) square feet for each occupant in excess of two (2). The maximum occupant load of a sleeping room may be increased by one person if all occupants are under the age of two (2) years.

(i) *License not transferable*

The rental license issued pursuant to this article is for the property owner and the premises named on the approved license application. No transfer of a license is permitted from place to place or from the owner to another person or entity without complying with the requirements of an original application, except in the case in which an existing licensee is merely changing a business or corporate name or in the case in which an existing non-corporate licensee is incorporating and the incorporation does not affect the ownership or control of the property or the rental business.

Sec. 7-41. - Disorderly conduct prohibited.

- (a) *Disorderly conduct prohibited.* Disorderly conduct is prohibited on all licensed rental dwellings. It shall be the responsibility of the licensee to prevent disorderly conduct by tenants, the tenant's family and the tenant's guests in the rental dwelling unit. For purposes of this section, a rental dwelling unit includes the unit which the tenant, family member or guests occupy along with the common areas both inside and outside of the building where the rental dwelling unit is located.
- (b) *Disorderly conduct defined.* For the purposes of this section, disorderly conduct and nuisance conditions may include but not be limited to the following:
 - (1) Drug-related illegal activity occurring in or near the rental dwelling unit. Drug-related illegal activity means the illegal possession or constructive possession, manufacture, sale, distribution, purchase, use or possession with intent to manufacture, sell or distribute a controlled substance, as defined in the Controlled Substance Act (21 U.S.C. § 802), or possession of drug paraphernalia per Minn. Stat. § 152.092.
 - (2) Any act of violence or threat of violence including, but not limited to, the discharge of firearms, prostitution, intimidation or any other act that otherwise jeopardizes the health, safety or welfare of the owner, agent, manager, other tenants, tenant's family members, guests or neighboring property owners.

- (3) Minnesota Statutes, § 609.75 through § 609.76 (prohibiting gambling).
- (4) Minnesota Statutes, § 609.321 through § 609.324 (prohibiting prostitution and acts relating thereto).
- (5) Minnesota Statutes, § 152.01 et seq., which prohibits the unlawful sale or possession of controlled substances.
- (6) Minnesota Statutes, § 340A.401, which prohibits the unlawful sale of alcoholic beverages.
- (7) Minnesota Statutes, § 340A.503, which prohibits the underage use of alcoholic beverages.
- (8) Faribault City Code of Ordinances, chapter 17, which prohibit nuisances.
- (9) Minnesota Statutes, § 97B.021, Minnesota Statutes, § 97B.045, Minnesota Statutes, § 609.66 through § 609.67 and Minnesota Statutes, § 624.712 through § 624.716 prohibiting the unlawful possession, transportation, sale or use of a weapon.
- (10) Minnesota Statutes, § 609.72, which prohibits disorderly conduct, when the violation disturbs the peace and quiet of the occupants of at least one unit on the licensed premises or other premises, other than the unit occupied by the person(s) committing the violation.
- (11) Minnesota Statutes, § 609.185 through § 609.205, which prohibit murder and manslaughter.
- (12) Minnesota Statutes, § 609.221 through § 609.2231, which prohibit assault.
- (13) Minnesota Statutes, § 609.342 through § 609.3451, which prohibit criminal sexual conduct.
- (14) Minnesota Statutes, § 609.52, which prohibits theft.
- (15) Minnesota Statutes, § 609.561 through § 609.5632, which prohibit arson.
- (16) Minnesota Statutes, § 609.582, which prohibits burglary.
- (17) Minnesota Statutes, § 609.595, which prohibit damage to property.
- (18) Faribault Code of Ordinances, Chapter 17, prohibiting public disturbances.
- (19) Laws relating to contributing to the need for protection or services or delinquency of a minor as defined in Minnesota Statutes, Section 260C et seq.
- (20) Minnesota Statutes, Section 609.33, relating to owning, leasing, operating, managing, maintaining or conducting a disorderly house or inviting or attempting to invite others to visit or remain in a disorderly house.

- (21) Minnesota Statutes, § 609.50, which prohibits obstructing the legal process.
 - (22) Minnesota Statutes, § 609.713, which prohibits terroristic threats.
 - (23) Minnesota Statutes, § 609.715, which prohibits presence of unlawful assembly.
 - (24) Minnesota Statutes, § 609.71, which prohibits riot.
 - (25) Minnesota Statutes, §§ 609.226, 347.52, 347.542, relating to dangerous dogs.
 - (26) Minnesota Statutes, § 609.78, which prohibits interfering with "911" phone calls.
 - (27) Minnesota Statutes, § 243.166 (Predatory Offender Registration).
 - (28) Minnesota Statutes, § 609.229 (Crime committed for benefit of a gang).
 - (29) Minnesota Statutes, § 609.26, subdivision 1(8) (causing or contributing to a child being a runaway).
 - (30) Minnesota Statutes, § 609.903 (Racketeering).
 - (31) Minnesota Statutes, § 609.53 (Possession of Stolen Property).
 - (32) Minnesota Statutes, § 609.749 which prohibits a violation of a restraining order or order for protection.
 - (33) Minnesota Statutes, § 609.255 (False Imprisonment) and Minnesota Statutes, § 609.25 (Kidnapping).
- (c) *Violations and Resulting Action.* Upon a determination by the Faribault Police Department that disorderly conduct has been committed on a licensed premises, as described in paragraph (a), the city shall take the following actions:
- (1) For a first instance of disorderly conduct, a notice describing the specific violation(s) will be sent to the licensee via First Class mail along with a directive for the licensee to take steps to prevent further violations. The licensee shall notify the tenant or tenants within ten (10) days of the notice of disorderly conduct violation.
 - (2) If a second instance of disorderly conduct occurs within a rolling twelve-month time period for the same tenancy, a second notice describing the specific violation(s) will be sent to the licensee via First Class mail along with a directive for the licensee to submit a written report to the Faribault Police Department within ten (10) calendar days of receipt of the notice of disorderly use of the licensed premises which details all actions taken by the licensee in response to the previous notices of disorderly conduct on the licensed premises. The licensee shall notify the tenant or tenants within ten (10) days of the notice of disorderly conduct violation.

- (3) If a third instance of disorderly conduct occurs within a rolling twelve-month time period for the same tenancy, the rental dwelling license for the licensed premises may be suspended, revoked or not renewed by the city. An action to suspend, revoke, or not renew a rental dwelling license under this article shall be initiated by the Compliance Official or designee(s) pursuant to the procedures outlined in Section 7-44 herein. The licensee shall notify the tenant or tenants within ten (10) days of the notice of disorderly conduct violation, and proceed with termination of the tenancy of all tenants occupying the unit.
 - (4) If the Compliance Official or designee(s) determines that the licensee has proceeded in good faith to secure termination of the tenancy in accordance with this subsection, but was unsuccessful for reasons beyond the licensee's reasonable control, then the licensee shall not be subject to the penalties.
 - (5) In lieu of revoking, suspending or not renewing the rental license under Section 7-44 herein, the Compliance Official or designee(s) may require an action plan to be completed and complied with by the licensee, manager or local agent within a designated time frame which outlines the steps necessary to be taken and complied with in order to correct identified violations and the measures to be taken to ensure ongoing compliance with the City Code and other applicable laws.
- (c) *Determining disorderly conduct.* A determination that a licensed premises or any particular dwelling unit has been the location of a disorderly conduct violation shall be made upon a finding of fact by the Faribault Police Department by a preponderance of the evidence. It shall not be necessary that criminal charges be brought in order to support such finding, nor shall the dismissal or acquittal of such a criminal charge operate as a bar to any action under this section.
- (d) *Review of Disorderly Conduct Determination.* Within five (5) days of being notified of an instance of disorderly conduct occurring on the licensed premises under Sections 7-41(c)(1) or (2), the licensee may submit information to the Faribault Police Department and seek reconsideration of the determination that disorderly conduct has occurred in the rental unit in violation of this article. The member of the Faribault Police Department who initially determined the existence of the disorderly conduct shall respond to the licensee's request for reconsideration within ten (10) days after receipt of the request. Any determination of disorderly conduct which results in the revocation, suspension or nonrenewal of a rental license will be reviewed by the City Council pursuant to the provisions of Section 7-44(e) herein.
- (e) *Notices.* All notices given by the city under this article shall be personally served on the licensee or sent by First Class mail to the licensee's address as provided to the city. If neither method of service effects notice, the city may provide notice to the licensee by posting on a conspicuous place on the licensed premises.
- (f) *Lease Termination.* In addition to the licensee responsibilities to respond to disorderly conducted as outlined herein, the licensee may also be required to terminate the tenancy of a

tenant that violates the crime free/drug free lease addendum as outlined in Section 7-42 herein. No adverse license action shall be imposed by the city where the instance of disorderly conduct on the licensed premises occurred during the pendency of eviction proceedings (unlawful detainer) or within thirty (30) days of notice given by the licensee to a tenant to vacate the premises where the disorderly use was related to conduct by that tenant or by other occupants or guests of the tenant's unit. Eviction proceedings shall not be a bar to adverse license action, however, unless they are diligently pursued by the licensee. Further, an action to deny, revoke, suspend, or not renew a rental license based on violations of this article may be postponed or discontinued at any time if it appears that the licensee has taken appropriate measures which will prevent further instances of disorderly use.

- (g) *Enforcement.* Enforcement actions provided in this article shall not be exclusive, and the city may take any action with respect to a licensee, a tenant, guests, or the licensed premises as is authorized by this Code or state law.
- (h) *No retaliation.* For purposes of verifying instances of disorderly conduct in violation of this section, the following are exceptions:
 - (1) An “emergency call” within the definition of Minnesota Statutes, § 609.78, subd. 3, as it may be amended from time to time, will not be considered an instance of disorderly behavior for purposes of this section where the victim and suspect are “family or household members” as defined in the Domestic Abuse Act (Minn. Stat. § 518B.01, subd. 2(b)) and where there is a report of “Domestic Abuse” as defined therein.
 - (2) An “emergency call” within the definition of Minnesota Statutes, § 609.78, subd. 3, as it may be amended from time to time, will not be considered an instance of disorderly behavior for purposes of this section where the call is result of a tenant, or a member of the tenant’s household, or guest taking action to seek emergency assistance that is protected by Minn. Stat. § 504B.205, relating to a residential tenant’s right to seek police and emergency assistance.
 - (3) An “emergency call” within the definition of Minnesota Statutes, § 609.78, subd. 3, as it may be amended from time to time, will not be considered an instance of disorderly behavior for purposes of this section where the call is result of a emergency assistance that is protected by Minn. Stat. § 604A.04, relating to a person who is not a health care professional who acts in good faith in administering an opiate antagonist to another person whom the person believes in good faith to be suffering a drug overdose.

A tenant may not waive and a license holder may not require the tenant to waive the tenant's right under law to call for police or emergency assistance. This section shall not prohibit the eviction of tenants from a dwelling unit for unlawful conduct of a tenant or invitee or violation of any rules, regulations, or lease terms other than a prohibition against contacting law enforcement agencies.

- (i) *Falsely reporting violations.* No person shall report a violation of this article or city ordinance knowing or having reason to know that the report is false with the intent to affect the licensing status or inspection schedule of the licensed premises.

(j) *Tenant responsibilities.*

- (1) *Access to licensed premises.* When required by Minnesota Statutes, each tenant or occupant of a rental dwelling must give the owner, agent, or authorized city official access to any part of such rental dwelling unit at reasonable times for the purpose of inspection, maintenance, repairs, or alterations as are necessary to comply with the provisions of this article.
- (2) *Compliance with regulations.* A tenant must comply with applicable City Codes and all applicable local, state, and federal regulations. A tenant is responsible for compliance with all applicable City Code, nuisance, and violations of disorderly conduct as specified in this section that occur in the dwelling unit, including violations committed by household members or guests.

Sec. 7-42. - Crime free housing program.

(a) *Purpose.*

The City Council finds that repeated police calls to rental dwelling units in the city related to disturbances or criminal activity have taxed law enforcement resources. The City Council also finds that persons residing in rental dwelling units who engage in disorderly conduct or cause nuisance conditions create an unacceptable environment for others living in close proximity, thereby threatening the public safety and welfare of the community. In order to preserve and protect the city's neighborhoods and to promote public safety, the City Council enacts this section. For the purpose of this section of the City Code, the crime free housing program shall refer to the Minnesota Crime Prevention Association's Crime Free Multi Housing Program, unless otherwise indicated or amended by this section. The phases of the program include, but are not limited to, the conditions set forth below.

(b) *Crime free housing program overview.*

An owner, agent or property manager of a rental dwelling in the city must comply with the following components of the city's crime free housing program:

- (1) Attend a certified eight-hour crime-free housing course presented by police, fire, public housing and others.
- (2) Use a written lease which includes the crime free/drug free housing lease addendum.
- (3) Conduct a criminal background of all prospective tenants 18 years and older and, upon request, provide a copy of third party background check procedures for tenants.
- (5) Actively pursue the eviction of the tenants or termination of the lease with the tenants who violate the terms of the lease and/or the crime free/drug free housing lease addendum.

(c) *Crime free housing program training.*

- (1) Every owner, agent, or property manager of a rental dwelling must attend a crime free housing training program that is either offered by the city or another municipality within the State of Minnesota. Each owner, agent, or property manager will be charged a fee to attend the crime free housing training if attended in the City of Faribault. The owner, agent, or property manager will provide the city with proof of having received such training to the Faribault Police Department if it is obtained from another city or other source.
 - (2) All new rental licenses applied for and issued after the adoption of this chapter have two (2) years from the day of license issuance for the owner, agent or property manager to attend and provide proof of completion of the crime free housing training. Licensees with a rental license issued as of January 1, 2015 must attend and provide proof of completion of the crime free housing training by December 31, 2018. Licenses may be considered for revocation, suspension or nonrenewal for failure to attend the crime free housing training and provide proof to the Faribault Police Department within the deadlines proscribed herein.
- (d) *Tenant background checks.* All licensees will conduct criminal background checks on all prospective tenants eighteen (18) years and older. The criminal background check must include the following:
- (1) A statewide (Minnesota) criminal history check of all tenants who are eighteen (18) years of age or older and persons subsequently residing in the dwelling unit who are eighteen (18) years of age or older (collectively referred to in this section as "tenants") covering at least the last three (3) years; the check must be done "in person" or by utilizing the most recent update of the state criminal history files;
 - (2) A statewide criminal history check from the tenants' previous state of residence if the tenant is moving directly from the previous state;
 - (3) A criminal history check of any tenant in his or her previous states of residence covering the last three (3) years if they have not resided in Minnesota for three (3) years or longer.
 - (4) Licensees will retain criminal history check information for at least one year after the date of the check or, if the subject of the check becomes a tenant of the licensed premises, one year after the subject of the check has ceased to be a tenant. Such information shall be available for inspection upon request by the city; and
 - (5) Licensees should have written screening criteria that is provided to the applicant prior to accepting the application or application fee.
- (e) *Crime free/drug free housing lease addendum requirements.*

All tenant leases for rental units governed by this article shall contain the crime free/drug free housing lease addendum. The crime free/drug free housing lease addendum provisions are in addition to all other terms of the lease and do not limit or replace any other provisions. These

lease provisions shall be incorporated into every new and renewed lease for a tenancy. The lease addendum shall contain the following "Crime Free/Drug Free" language or language that is contractual and legal equivalent as follows:

- (1) Resident, any members of the resident's household or a guest or other person under the resident's control shall not engage in illegal activity, including drug-related illegal activity, on or near the said premises. "Drug-related illegal activity" means the illegal manufacture, sale, distribution, purchase, use or possession with intent to manufacture, sell, distribute, or use of a controlled substance (as defined in Section 102 of the Controlled Substance Act, 21 U.S.C. 802) or possession of drug paraphernalia.
 - (2) Resident, any members of the resident's household or a guest or other person under the resident's control shall not engage in any act intended to facilitate illegal activity, including drug-related illegal activity or the storage of stolen property, on or near the said premises.
 - (3) Resident, any members of the resident's household or a guest or any other person under the resident's control household will not permit the dwelling to be used for, or to facilitate illegal activity, including drug-related illegal activity, regardless of whether the individual engaging in such activity is a member of the household.
 - (4) Resident, any members of the resident's household or a guest or any other person under the resident's control household will not engage in the manufacture, sale, felony possession or distribution of illegal drugs at any locations, whether on or near the dwelling unit premises or otherwise.
 - (5) Resident, any members of the resident's household or a guest or any other person under the resident's control household shall not engage in acts of violence or threats of violence, including but not limited to the unlawful discharge of firearms, prostitution, criminal street gang activity, intimidation, or any other breach of the rental agreement that otherwise jeopardizes the health, safety or welfare of the landlord, his agents or tenants.
 - (6) Violation of the above provisions shall be a material violation of the lease and good cause for termination of tenancy. A single violation of any of the provisions of this agreement shall be deemed a serious violation and material non-compliance with the lease.
 - (7) Non-exclusive remedies. The crime free/drug free provisions are in addition to all other terms of the lease and do not limit or replace any other provisions.
- (f) *Crime free housing violations.*
- (1) Upon determination by the Faribault Police Department by a preponderance of the evidence that a licensed premises or dwelling unit within a licensed premises was used in violation of the crime free/drug free lease provisions of this subchapter, the Police Department shall cause notice to be made to the owner, agent, or property manager of the violation. If the violation of the crime free/drug free lease addendum committed on the licensed premises would rise to the level of a felony charge under state or federal law,

the Police Department shall cause notice to be made to the owner, agent, or property manager to proceed with termination of the tenancy of all tenants occupying the unit. If the violation of the crime free/drug free lease addendum committed on the licensed premises would rise to the level of a misdemeanor or gross misdemeanor charge under applicable law, the Police Department may cause notice to be made to the owner, agent, or property manager to proceed with termination of the tenancy of all tenants occupying the unit if the violation threatens the peaceful enjoyment or safety of any other resident or neighbor to the premises.

- (2) *Written notice, hearing.* Any determination by the Police Department for the termination of tenant's lease based on a violation of the crime free/drug free lease provisions shall be preceded by written notice to the licensee of the grounds therefore and the licensee will be given an opportunity to challenge the determination at a hearing conducted before the City Council prior to termination of the tenancy by the licensee. The licensee shall request the hearing within ten (10) days after receipt of the Police Department's notification of the termination of the tenancy.

In the event a hearing is requested by the licensee, a determination that a licensed premises or any particular dwelling unit has been the location of a violation of the crime free/drug free lease addendum shall be made upon a finding of fact by the City Council by a preponderance of the evidence. It shall not be necessary that criminal charges be brought in order to support such finding, nor shall the dismissal or acquittal of such criminal charge operate as a bar to any action under this section. Upon completion of the hearing, the City Council shall issue a decision to either uphold or reverse the determination of Police Department to terminate the tenancy only upon written findings and notice to the licensee.

In the event a hearing is not requested by the licensee, the licensee, agent, or property manager shall notify the tenant or tenants within twenty (20) days of the notice of violation of the crime free/drug free lease language and advise the tenant(s) of the termination of the tenancy as directed by the Police Department.

- (3) The licensee shall not enter into a new lease with an evicted tenant (or with a tenant whose tenancy was otherwise terminated for violating the crime free/drug free lease language) for a period of one year after the eviction or lease termination for a rental dwelling unit that is owned or operated by the licensee in the city.
- (4) If the Faribault Police Department determines that the licensee or agent has proceeded in good faith to secure termination of the tenancy in accordance with this subsection, but was unsuccessful for reasons beyond the owner or agent's reasonable control, then the licensee shall not be subject to the penalties.
- (5) Any person who violates any part of this Article, upon conviction thereof shall be guilty of a misdemeanor, punishable in accordance with state law which may include up to 90 days in jail. Nothing in this Article however is deemed to limit other remedies or civil penalties available to the city under City Code or state law. Each day that a violation continues is deemed a separate punishable offense.

Sec. 7-43. - Enforcement and inspections.

The Compliance Official or designee(s) administers and enforces the provisions of this Article and is hereby authorized to cause inspections on an annual basis for all licensed rental dwellings and also when reasonable grounds exist to believe that a violation of this article has been or is being committed. Inspections shall be conducted during reasonable times, and the Compliance Official or designee(s) shall present evidence of official capacity to the tenant, owner, or agent at the time of inspection of the rental dwelling. Inspections shall include all common areas, utility and mechanical rooms, accessory structures, interiors of each dwelling units, exteriors of all structures and exterior property areas.

- (1) *Inspection access.* Pursuant to Minnesota Statutes, Section 504B.211, the owner or agent shall provide proper notification of an inspection to the tenants after receiving notice of the time and date of the inspection from the Compliance Officer or designee(s). Each tenant of a dwelling unit shall give the owner or agent access to any part of such dwelling unit at reasonable times for the purpose of effecting inspection, maintenance, repairs or alterations as are necessary to comply with the provisions of this subchapter. If any owner, agent or tenant of a dwelling unit fails to provide the tenant with requisite notice of the inspection or otherwise refuses to permit entry to the dwelling unit under its control for an inspection pursuant to this subchapter, the Compliance Official may seek a court order authorizing such inspection.
- (2) *Official order.* Whenever the Compliance Official or designee(s) determines that any rental dwelling or portion thereof, or the premises surrounding any of these, fails to meet the provisions of this Article or City Code, an official order setting forth the violations and ordering the owner or agent to correct such violations shall be issued. This official order shall:
 - a. Be in writing.
 - b. Describe the location and nature of the violations of this article.
 - c. Establish a reasonable time for the correction of such violation and right to appeal.
 - d. Identify the implications of noncompliance with the official order, including but not limited to being cited by the city and prosecuted, as well as the possible revocation, suspension or nonrenewal of the rental license for the dwelling unit or licensed premises. Actions limiting the owner's ability to rent will be brought to City Council.
 - e. Be provided to the owner or agent as the case may require. Such notice shall be deemed to be properly provided upon the owner or agent if a copy thereof is:
 - i. Served upon owner or agent personally; or
 - ii. Sent by First Class mail to his/her last known address on file with the city; or

- iii. Upon failure to effect notice through subsections (i) or (ii) as set out in this section, posted at a conspicuous place in or about the rental dwelling, or portion thereof, that is affected by the notice.
 - iv. Communications with the owner or agent may also be by electronic mail.
 - f. Be provided to the tenant(s) residing in the licensed premises that is the subject of the official order. Such notice shall be deemed to be properly provided the tenant(s) if a copy is properly posted on the dwelling unit or at a conspicuous place in or about the rental dwelling.
- (3) *Action plan.* The Compliance Official or designee(s) may require an action plan to be completed by the licensee or agent in a designated time frame that indicates the steps taken to correct identified violations and the measures to be taken to ensure ongoing compliance with city ordinances and all applicable codes.
- (4) *Unfit for human habitation.*
- a. Any rental dwelling or portion thereof that is damaged, decayed, dilapidated, insanitary, unsafe, vermin or rodent infested, or that lacks provision for basic illumination, ventilation or sanitary facilities to the extent that the defects create a hazard to the health, safety or welfare of the tenants or of the public may be declared unfit for human habitation. Whenever any rental dwelling or licensed premises has been declared unfit for human habitation, the Compliance Official or designee(s) shall order the same vacated within a reasonable time and shall post a placard on same indicating that it is unfit for human habitation as adopted by City Council Chapter 7, Sec. 7-1 (Minnesota State Building Code), and any license previously issued for such rental dwelling units shall be revoked or modified pursuant to Section 7-44 herein.
 - b. It shall be unlawful for such rental dwelling or portion thereof to be used for human habitation until the defective conditions have been corrected and written approval has been issued by the city. It shall be unlawful for any person to deface or remove the declaration placard from any such rental dwelling.
- (5) *Hazardous building declaration.* In the event that a rental dwelling has been declared unfit for human habitation and the owner or agent has not remedied the defects within a prescribed reasonable time, the rental dwelling may be declared a hazardous building and treated consistent with the provisions of Minnesota Statutes.
- (6) *Right of appeal.* When it is alleged by any person to whom an official order is directed that such official order is based upon erroneous interpretation of this article, such person may appeal the official order to the City Council sitting as a Board of Appeals. Such appeals must be in writing, must specify the ground for the appeal, must be accompanied by a filing fee as set forth per City Council resolution, in cash or cashier's check, and must be filed with the city within ten (10) business days after receipt of the compliance order.

The filing of an appeal shall stay all proceedings in furtherance of the action appealed from, unless such a stay would cause imminent peril to life, health, or property.

- (7) *Board of Appeals decision.* Upon at least ten (10) business days' notice to the appellant of the time and place for hearing the appeal, and within thirty (30) calendar days after said appeal is filed, the Board of Appeals shall hold a hearing thereon, receive evidence, and consider any advice and recommendation from the compliance officer. The Board of Appeals may reverse, modify, or affirm, in whole or in part, the compliance order and may order return of all or part of the filing fee if the appeal is upheld.
- (8) *Restrictions on transfer of ownership.* It shall be unlawful for the owner of any rental dwelling, or portion thereof, upon whom a pending compliance order has been served to sell, transfer, mortgage, lease, or otherwise dispose thereof to another person until the provisions of the compliance order have been complied with, unless such owner shall furnish to the grantee, lessee, or mortgagee a true copy of any notice of violation or compliance order and shall obtain and possess a receipt of acknowledging and file a copy of the same with the city within ten (10) days of receipt. Anyone securing an interest in the rental dwelling, or portion thereof, who has received notice of the existence of a violation tag or compliance order shall be bound by same without further service of notice and shall be liable to all penalties and procedures provided by this article.
- (9) *Failure to correct official orders.* Any person who fails to comply with an official order and any person who fails to comply with a modified compliance order within the time set therein, upon conviction thereof shall be guilty of a misdemeanor, punishable in accordance with state law. Nothing in this article however is deemed to limit other remedies or civil penalties available to the city under this Code or state law. Each day of such failure to comply may constitute a separate punishable offense.
- (10) *Execution of official orders.* Upon failure to comply with an official order within the time set therein and no appeal having been taken, or upon failure to comply with a modified compliance order within the time set therein, the criminal penalty established hereunder notwithstanding, the City Council may, by resolution, following a hearing upon not less than ten (10) days' notice to the owner and agent cause the cited deficiency to be remedied as set forth in the compliance order. The cost of such remedy shall be a lien against the subject real estate and may be levied and collected as a special assessment in the manner provided by Minnesota Statutes, Chapter 429, (the assessment shall be payable in a single installment) and the owner and agent hereby consent to the levy of such special assessments without notice or hearing and waive their rights to appeal such assessments pursuant to Minnesota Statutes, provided the amount levied does not exceed the expenses actually incurred by the city. Further, the city may, at its option, as an additional remedy, recover expenses actually incurred by the city, in the manner provided by Minnesota Statutes, Section 415.01, 366.011 and 366.012, and the owner and agent hereby consent to the levy of such assessments without notice or hearing and waive their rights to appeal such assessments pursuant to such Minnesota Statutes, provided the amount levied does not exceed the expenses actually incurred by the city.
- (11) *Alternative sanctions.* Notwithstanding the availability of the foregoing compliance procedures and the penalties, whenever the city determines that any rental dwelling, or

portion thereof, or the premises surrounding any of these fails to meet the requirements set forth in this Article, the city may request the issuance of a criminal complaint and arrest warrant.

Sec. 7-44. License denial, suspension, nonrenewal or revocation.

- (a) *Applicability.* Every application for a license, renewal for a license or an existing license issued under the provisions of this article are subject to denial, suspension, nonrenewal, or revocation by the Compliance Official or designee(s).
- (b) *Unoccupied or vacated rental units.* In the event that a license is revoked, or not renewed by the Compliance Official or designee(s), it shall be unlawful for the owner or agent to rent the rental dwelling.
- (c) *Grounds for license action.* The Compliance Official or designee(s) may revoke, suspend, decline to renew or impose reasonable conditions or restrictions upon any license issued under this article upon any of the following criteria:
 - (1) False statements, misrepresentations, or fraudulent statements on any application or other information or report required by this article to be given by the applicant or licensee.
 - (2) Failure to pay any fee, fine or penalty, special assessments, real estate taxes, or other financial claims due to the city as required by this article and City Council resolution.
 - (3) Failure to continuously comply with any property maintenance, zoning, health, building, nuisance, or other City Codes; or failure to correct deficiencies noted in an official order in the time specified in the order.
 - (4) Failure to comply with the provisions of an approved mitigation plan or failure to submit a required action plan.
 - (5) Excessive police calls for service, based on the number and nature of the calls when, after owner notification, the owner fails to submit an appropriate written action plan to reduce the police calls for service.
 - (6) Failure to actively pursue the eviction of a tenant or otherwise terminate the lease with a tenant who has violated the provisions of this article or crime free/drug free lease addendum or has otherwise created a public nuisance in violation of city, state, or applicable laws.
 - (7) The failure to eliminate imminent health and life safety hazards as determined by the city Compliance Official or designee(s), or its authorized representatives after issuance of the compliance order.
 - (8) The abandonment of the licensed premises by the owner as determined by the inability to make contact with the owner or his/her agent due to inaccurate contact information.

- (9) Failure to operate or maintain the licensed premises in conformity with all applicable federal, state and local laws, rules, regulations, and ordinances.
- (10) Any person(s) who has had an interest in two (2) or more licensed properties that have been revoked, suspended or denied pursuant to this Article, shall be ineligible to hold or have any interest in a rental dwelling license or provisional license for period of (3) years.
- (d) *License action sections.* A license revocation, suspension, nonrenewal or imposition of reasonable conditions or restrictions on a license may be brought under any applicable provision of this Article.
- (e) *Notification, hearing, and decision basis.*
- (1) *Written notice, hearing.* A recommendation to revoke, deny, suspend, not renew or impose reasonable conditions or restrictions on a license shall be preceded by written notice to the applicant or licensee of the grounds therefore and the applicant or licensee will be given an opportunity to challenge the recommendation at a hearing conducted before the City Council before final action to revoke, deny, not renew or impose reasonable conditions or restrictions on a license.
- (2) *Decision basis.* The City Council shall give due regard to the frequency and seriousness of violations, the ease with which such violations could have been cured or avoided and good faith efforts to comply. The City Council shall issue a decision to deny, suspend, not renew, revoke or impose reasonable conditions or restrictions on a license only upon written findings.
- (f) *Written decision, compliance.* Written decisions to revoke, deny, not renew or impose reasonable conditions or restrictions on a license or application shall specify the part or parts of the rental dwelling to which it applies. Thereafter, and until a license is reissued or reinstated, no rental units becoming vacant in such part or parts of the rental dwelling may be re-let or occupied. Revocation or non-renewal of a license shall not excuse the owner from compliance with all terms of state laws and codes and this City Code for as long as any units in the rental dwelling are occupied. Failure to comply with all terms of this section during the term of revocation, or nonrenewal is a misdemeanor and grounds for extension of the term of such revocation, or nonrenewal and as otherwise set forth in this section. Further license action such as revoking a license may also be taken for failure to comply.
- (g) *Notification of Decision.* The city shall cause a notice of the City Council's decision of a revocation, suspension, nonrenewal or the imposition of reasonable conditions or restrictions on a rental license shall be provided to the licensee or applicant either by personal delivery or by First Class mail. In addition, notice of the City Council's decision calling for the revocation, suspension or nonrenewal of a rental license shall also be mailed to each tenant in the licensed premises and prominently posted on the rental dwelling. The notice provided to the tenant(s) shall indicate the date upon which the tenants must vacate the licensed premises and clearly indicate which dwelling units are impacted by the City Council's decision. Tenants of an unlicensed rental unit will be provided a reasonable time to arrange for alternative housing and remove their possessions.

(h) *License actions, reapplication.*

(1) *Revocation, denial, nonrenewal.* Licenses that are revoked will not be reinstated until the owner has applied for and secured a new license and complied with all conditions imposed at the time of revocation, denial, or nonrenewal. Upon a decision to revoke, deny or not renew a license, no approval of any application for a new license for the same rental dwelling is effective until after the period of time specified in the City Council's written decision, which shall not exceed one year. The City Council shall specify in its written decision the date when an application for a new license will be accepted. A decision not to renew a license may take the form of a revocation. A decision to deny an initial application shall state conditions of reapplication.

(2) *Reinstatement fees.* All reapplications must be accompanied by a reinstatement fee, as specified by City Council resolution, in addition to all other fees required by this article.

(i) *New licenses prohibited.* A person who has a rental license revoked may not receive a rental license for another rental dwelling within the city for a period of one year from the date of revocation. The person may continue to operate other currently licensed rental dwellings if maintained in compliance with City Codes and other applicable laws, rules, and regulations.

(j) *Misdemeanor.* Any person who violates any part of this Article, upon conviction thereof shall be guilty of a misdemeanor, punishable in accordance with state law. Nothing in this Article however is deemed to limit other remedies or civil penalties available to the city under City Code or state law. Each day that a violation continues is deemed a separate punishable offense.

(k) *Severability.* Every section, provision, or part of this Article is declared severable from every other section, provision, or part to the extent that if any section, provision or part of the article shall be held invalid, it shall not invalidate any other section, provision or part thereof.

(l) *No warranty by city.* By enacting and undertaking to enforce this Article, the city, City Council, its agents, and employees do not warrant or guaranty the safety, fitness or suitability of any rental dwelling in the city. Owners, agents, and tenants of rental dwellings should take whatever steps they deem appropriate to protect their interests, health, safety and welfare.

(m) *Applicable laws.* Licenses are subject to all of the ordinances of the city and the laws, rules, and regulations of the State of Minnesota and the United States relating to rental dwellings; this article shall not be construed or interpreted to supersede or limit any other such applicable law.

SECTION 3. This ordinance shall take effect and be in force after its passage and publication in accordance with Section 3.05 of the City Charter.

First Reading: September 12, 2017

Second Reading: September 26, 2017

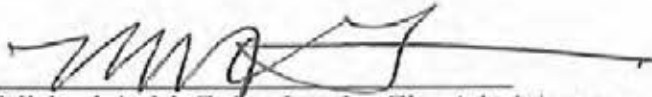
Publication Date: September 29, 2017

Faribault City Council



Kevin F. Voracek, Mayor

Attest:



Michael A. McGuire, Interim City Administrator