

**PREDETERMINATION SETTLEMENT AGREEMENT**

CP# 09-21-77281  
HUD# 07-22-8227-8

**PARTIES TO THE SETTLEMENT AGREEMENT**

**RESPONDENTS**

RIVERVIEW OAKS, LLC  
2796 86<sup>th</sup> St  
Urbandale, IA 50322-4336

METRO REALTY GROUP, INC.  
2796 86<sup>th</sup> St  
Urbandale, IA 50322-4336

**COMPLAINANT**

JERMAINE MCGREGOR  
1420 Pennsylvania Ave  
Des Moines, IA 50316-2270

and

IOWA CIVIL RIGHTS COMMISSION  
400 East 14th Street  
Des Moines, Iowa 50319

**Description of the Parties:** Complainant is an African American male. Complainant alleges that Respondent subjected him to discriminatory terms and conditions. The subject property is a multi-unit apartment complex located at 1420 Pennsylvania Ave, Des Moines, IA 50316.

**Terms of Settlement:** A complaint having been filed by Complainant against Respondents with the Commission under Iowa Code Chapter 216 and there having been a preliminary inquiry, the parties do hereby agree and settle the above-captioned matter in the following extent and manner:

**Acknowledgment of Fair Housing Laws**

1. Respondents Riverview Oaks, LLC and Metro Realty Group, Inc. agree there shall be no discrimination, harassment, or retaliation of any kind against Complainants or any other person for filing a charge under the "Iowa Civil Rights Act of 1965" (ICRA); or because of giving testimony or assistance, or participating in any manner in any investigation, proceeding or hearing under the ICRA; or because of lawful opposition to any practice forbidden by the ICRA. Iowa Code § 216.11(2).

2. Respondents Riverview Oaks, LLC and Metro Realty Group, Inc. acknowledge the ICRA makes it unlawful to discriminate in the terms, conditions or privileges of sale or rental of a dwelling or in the provision of services or facilities in connection with the dwelling because of race, color, creed, sex, sexual orientation, gender identity, national origin, religion, disability, or familial status.  
Iowa Code § 216.8(1) (b).
3. Respondents Riverview Oaks, LLC and Metro Realty Group, Inc. acknowledge that the Federal Fair Housing Act, as amended, makes it unlawful to discriminate in the terms, conditions or privileges of sale or rental of a dwelling, or in the provision of services or facilities in connection therewith, because of the person's race, color, religion, sex, disability, familial status, national origin, or disability. 42 U.S.C. 3604(b), 3604(f) (2) (§ 804 of the Fair Housing Act).

### **Voluntary and Full Settlement**

4. The parties acknowledge this Predetermination Settlement Agreement is a voluntary and full settlement of the disputed complaint. The parties affirm they have read and fully understand the terms set forth herein. No party has been coerced, intimidated, threatened or in any way forced to become a party to this Agreement.
5. The parties enter into this Agreement in a good faith effort to amicably resolve existing disputes. The execution of this Agreement is not an admission of any wrongdoing or violation of law. Nor is the execution of this Agreement an admission by Complainant that any claims asserted in their complaint are not fully meritorious.
6. This Agreement may be executed in any number of counterparts, each of which shall be deemed to be an original, but all of which together shall constitute one and the same instrument and in the making of proof thereof, it shall not be necessary to produce or account for more than one such counterpart. Electronic or facsimile copies of signatures are acceptable.
7. Respondents Riverview Oaks, LLC and Metro Realty Group, Inc. agree the Commission may review compliance with this Agreement. And as part of such review, Respondent agrees the Commission may examine witnesses, collect documents, or require written reports, all of which will be conducted in a reasonable manner by the Commission.

### **Disclosure**

8. Because, pursuant to Iowa Code § 216.15A(2)(d), the Commission has not determined that disclosure is not necessary to further the purposes of the ICRA relating to unfair or discriminatory practices in housing or real estate, this Agreement is a public record and subject to public disclosure in accordance with Iowa's Public Records Law, Iowa Code Chapter 22. See Iowa Code § 22.13.

### **Release**

9. Complainant hereby waives, releases, and covenants not to sue Respondents with respect to any matters which were, or might have been alleged as charges filed with the Iowa Civil Rights Commission, the Office of Fair Housing and Equal Opportunity, Department of Housing and Urban Development, or any other anti-discrimination agency, subject to performance by Respondents of the promises and representations contained herein. Complainant agrees any complaint filed with any other anti-discrimination agency, including the Office of Fair Housing and Equal Opportunity, Department of Housing and Urban Development, which involves the issues in this complaint, shall be closed as Satisfactorily Adjusted.

### **Fair Housing Training**

10. Respondents Riverview Oaks, LLC, Metro Realty Group, Inc. will require training on the requirements of State and Federal Fair Housing Laws for their property managers for Riverview Oaks Apartments located at 1420 Pennsylvania Ave, Des Moines, IA 50316, within 30 days of their receipt of a Closing Letter from the Commission. Respondents Riverview Oaks, LLC and Metro Realty Group, Inc. will require training on the requirements of State and Federal Fair Housing Laws for new employees or agents at the subject property hired within one year of the date of the Commission's Closing Letter. The training shall be conducted by a qualified person, approved by the Commission or the U.S. Department of Housing and Urban Development.

### **Relief for Complainant**

11. Respondents agree that Complainant will be offered a 12-month lease, starting December 1, 2021, at Complainant's current rental monthly rent rate of \$662.50. Complainant shall remain responsible for his proportionate share of utilities, i.e. water, sewer, trash, and gas in addition to his directly billed electricity.

### **Reporting and Record-Keeping**

12. Respondents Riverview Oaks, LLC and Metro Realty Group, Inc. shall forward to the Commission objective evidence of the successful completion of fair housing training in the form of a Certificate or a letter from the entity conducting the training or signed sworn statement from Respondent stating the time and location of their training and the entity that conducted the training, as evidence of compliance with Term 12 of this Agreement within ten (10) days of the completion of the training.

All required documentation of compliance must be submitted via email or U.S. Mail to:

Amy Quail  
Iowa Civil Rights Commission  
Grimes State Office Building  
400 East 14th Street  
Des Moines, Iowa 50319  
Amy.quail@iowa.gov  
Telephone: 515-725-1082

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RIVERVIEW OAKS, LLC  
RESPONDENT

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Date

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METRO REALTY GROUP, INC.  
RESPONDENT

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Date

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JERMAINE MCGREGOR,  
COMPLAINANT

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Date

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CHARLES HILL, INTERIM EXECUTIVE DIRECTOR  
IOWA CIVIL RIGHTS COMMISSION

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Date