

**PREDETERMINATION SETTLEMENT AGREEMENT**

CP# 05-22-78270  
HUD# 07-22-9761-8

**PARTIES TO THE SETTLEMENT AGREEMENT**

**RESPONDENTS**

Bricktowne Prairie Crossing, LC  
4611 Mortensen Road, Suite 106  
Ames, IA 50014-6228

Jensen Group Property Management  
4611 Mortensen Road, Suite 106  
Ames, IA 50014-6228

Logan Heerema  
731 NE Venture Drive Office  
Waukee, IA 50263-9212

**COMPLAINANT**

Marcelena Ordaz, Commissioner  
IOWA CIVIL RIGHTS COMMISSION  
400 East 14th Street  
Des Moines, IA 50319

**Description of the Parties:** Complainant alleges a tester posing as a potential applicant who is Hispanic and a tester posing as a potential applicant who is Caucasian separately inquired about an apartment for rent and were subjected to different terms and conditions based on national origin. The subject property is a multi-unit residential structure located at 731 NE Venture Drive, Waukee, IA 50263-9212.

**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 to settle the above-captioned matter in the following extent and manner:

**Acknowledgment of Fair Housing Laws**

1. Respondents Bricktowne Prairie Crossing, Jensen Group, and Logan Heerema agree there shall be no discrimination, harassment, or retaliation of any kind against Complainant 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 Bricktowne Prairie Crossing, Jensen Group, and Logan Heerema 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 Bricktowne Prairie Crossing, Jensen Group, and Logan Heerema 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 by any party. The parties agree that this Agreement is executed as a compromised settlement, liability for which is expressly denied by the parties released, and the performance of the remedies indicated herein does not constitute an admission of liability on the part of any person or entity. Nor is the execution of this Agreement an admission by Complainant that any claims asserted in their complaint are not fully meritorious.
6. The parties agree the execution of this Agreement may be accomplished by separate counterpart executions of this Agreement. The parties agree the original executed signature pages will be attached to the body of this Agreement to constitute one document.
7. Respondents Bricktowne Prairie Crossing, Jensen Group, and Logan Heerema agree the Commission may review compliance with this Agreement. Respondents further agree that, as part of such review, 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, acquits, forever discharges, 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 Bricktowne Prairie Crossing and Jensen Group will require training on the requirements of State and Federal Fair Housing Laws for Logan Heerema and any employee responsible for leasing operations or inquiries at the subject property within ninety (90) days of their receipt of a Closing Letter from the Commission. The training shall be conducted by a qualified person, approved by the Commission or the U.S. Department of Housing and Urban Development. Training which will satisfy the terms of this Agreement is offered by the Commission on a quarterly basis, at no cost to the participants.

## **Relief for Complainant**

11. Respondents Bricktowne Prairie Crossing and Jensen Group will develop and implement a program for disseminating information to employees responsible for leasing operations or inquiries concerning terms and conditions of application or tenancy at the subject property, including any promotional programs available to applicants. Respondents will provide information on this program, including any applicable policies or procedures, to the Commission within ninety (90) days of receipt of a Closing Letter from the Commission.

## **Reporting and Record-Keeping**

12. Respondents Bricktowne Prairie Crossing, Jensen Group, and Logan Heerema 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 Respondents stating the time and location of their training and the entity that conducted the training, as evidence of compliance with Term 10 of this Agreement within ten (10) days of the completion of the training. Respondents will not need to provide such documentation if they elect to participate in training provided by the Commission.

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

Mathew Gore  
Iowa Civil Rights Commission  
Grimes State Office Building  
400 East 14th Street

Des Moines, Iowa 50319  
mathew.gore@iowa.gov  
Telephone: 515-725-4101

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Bricktowne Prairie Crossing, LC,  
RESPONDENT

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Date

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Jensen Group Property Management,  
RESPONDENT

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Date

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Logan Heerema,  
RESPONDENT

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Date

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Marcelena Ordaz, COMMISSIONER,  
COMPLAINANT

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Date

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Stan Thompson, EXECUTIVE DIRECTOR  
IOWA CIVIL RIGHTS COMMISSION

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Date