

**ADDENDUM TO RESIDENTIAL RENTAL LICENSE DEFINING
"REASONABLE ACCOMMODATION" OF THE CHRISTIAN RESTORATION
SERVICES, INC. SOBER HOUSING LIVING FACILITY UNDER THE FAIR
HOUSING ACT AND AMENDMENTS**

WHEREAS, Christian Restoration Services, Inc. (CRS) intends to operate a sober living housing facility for the chemically dependent at ~~1005 Coon Rapids Boulevard Extension~~ in the City of Coon Rapids, MN; and

WHEREAS, the purpose of CRS sober facility is to provide persons who are chemically dependent and mentally ill a safe, affordable, housing option with support services; and

WHEREAS, the CRS sober facility will enable persons who are diagnosed chemically dependent and mentally ill an opportunity to maintain sobriety and learn skills necessary to be a productive member of society; and

WHEREAS, CRS operates seven other homes in the Twin Cities metropolitan area and is licensed by the Minnesota Department of Health and has received licenses from Hennepin County as a housing provider; and

WHEREAS, the property at 1005 Coon Rapids Boulevard was formerly operated as a group home under a conditional use permit, the property has 14 bedrooms, a commercial kitchen, 12 parking spaces, and adequate facilities within which to provide the services proposed by CRS; and

WHEREAS, the City's Zoning Ordinance permits six unrelated individuals living together as a "Family"; and

WHEREAS, the City's Zoning Ordinance allows "Residential Facilities" which are State licensed and mandated facilities as a permitted use in residentially zoned districts; and

WHEREAS, the United States Congress passed the Fair Housing Act and its Amendments (FHA) that prohibit housing discrimination on the basis of handicap or familial status, including those suffering from physical or mental disabilities and those suffering from addiction to alcohol or drugs; and

WHEREAS, the FHA includes in the definition of discrimination "the refusal to make reasonable accommodations in rules, policies, practices, or services, when such accommodations are necessary to afford handicapped persons equal opportunity to use and enjoy a dwelling"; and

WHEREAS, the FHA allows reasonable restrictions "regarding the maximum number of occupants permitted to occupy a dwelling"; and

WHEREAS, the United States Supreme Court has interpreted the maximum number of occupants provision of the FHA to allow regulation of the number of people in a dwelling to prevent

overcrowding, but not to allow discrimination based on the definition of a "family" found in local zoning codes; and

WHEREAS, the City acknowledges that each individual residing at the CRS sober housing living facility must meet the CRS home rules and regulations as kept on file with the City, and as follows:

1. The homes can not accept sex offenders, people with severe mental disorders, or violent behavior patterns.
2. The residents must complete a screening application to determine if they are eligible to live in the CRS sober housing living facility.
3. Residents must have successfully completed a treatment program immediately prior to living at the CRS facility.
4. Residents must be diagnosed as chemically dependent and mentally ill.
5. Residents must submit to random drug and alcohol testing.
6. The sober housing living facility will be staffed by four full time and two part time staff persons providing supervision of the residents 24 hours per day.
7. CRS will provide Narcotics Anonymous & Alcohol Anonymous meetings, relapse prevention programming and job development training on site.
8. Residents must perform daily and weekly chores.
9. Each resident will be required to maintain a high level of daily personal hygiene.
10. The deposit, fees, and monthly rent must be paid by residents before entrance into the house.
11. Residents with a vehicle are required to have a valid license and insurance, as well as adhering to local parking ordinances. Vehicles are limited to one vehicle per resident. Residents are not allowed to work on vehicles at the home. Parking is limited to 12 vehicles on the property at a time unless additional parking stalls are created and approved by the City in writing.
12. Resident visitors must adhere to CRS visitation policies.
13. CRS will enforce a 10:00 p.m. daily curfew and residents must abide by the curfew.
14. Residents will be discharged from the home for being under the influence of alcohol and/or drugs, possession of alcohol or drugs, possession of weapons, threatening verbal or physical violence, destroying property or altering the property, failing to submit to a U/A, failing to adhere to policies for being off premises, falsifying paperwork, stealing or any criminal behavior, failing to comply with rules or staff requests, leaving the residence after headcount or prior to the work schedule.
15. CRS must comply with all license rules and regulations required by City Code for operation of a residential rental facility.
16. The resident population at the facility will not exceed 20 residents.

NOW THEREFORE, IT IS HEREBY AGREED by and between the City of Coon Rapids and CRS as follows:

1. That the operation of the CRS sober housing living facility as stated above is a reasonable accommodation under the FHA.

- 2. Any intentional violation of the stated rules or failure to act by the Management of CRS in accordance with the house rules will be grounds for terminating, suspending or revoking the rental license pursuant to City Code.
- 3. CRS will file with the City a current copy of the house rules and regulations and immediately notify the City of any changes or updates.
- 4. CRS will provide the City of Coon Rapids an annual report of the number of residents living at the homes and verify, if deemed necessary, that the residents meet the house requirements. Pursuant to City rental licensing requirements CRS will keep a resident roster that shall be available to the City upon request.

Dated: 7/13/10, 2010

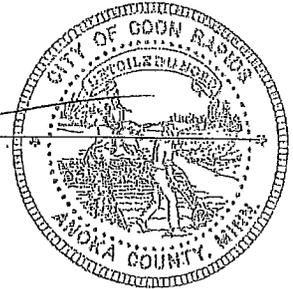
By:

Christian Restoration Services, Inc.

City of Coon Rapids, MN

Matt [Signature]
Its: Executive Director

[Signature]
Tim Howe, Mayor



[Signature]
Matt Fulton, City Manager

Approved as to Form and Content:

[Signature]
Stoney Hiljus, City Attorney