

FILED

IN THE UNITED STATES DISTRICT COURT
FOR THE MIDDLE DISTRICT OF TENNESSEE
NASHVILLE DIVISION

2008 SEP 29 PM 2:00

U.S. DISTRICT COURT
MIDDLE DISTRICT OF TN

UNITED STATES OF AMERICA,)
)
Plaintiff,)
)
v.)
)
METROPOLITAN GOVERNMENT OF)
NASHVILLE AND DAVIDSON COUNTY,)
TENNESSEE,)
)
Defendant.)
)
_____)

Civil Action No.

METRO DEPT. OF LAW
2008 SEP 30 AM 9:12
METRO GOV.
OF NASHVILLE
& DAVIDSON CO.

COMPLAINT

1. This is a civil action brought by the United States of America to enforce the Fair Housing Act ("FHA"), 42 U.S.C. § 3601 *et seq.*, and the Religious Land Use and Institutionalized Persons Act of 2000 ("RLUIPA"), 42 U.S.C. §§ 2000cc *et seq.*
2. This Court has jurisdiction over this action under 28 U.S.C. §§ 1331 and 1345, and 42 U.S.C. §§ 3614(a) and § 2000cc-2(f).
3. Venue is proper because the claims alleged herein arose in the Middle District of Tennessee.
4. Defendant, the Metropolitan Government of Nashville and Davidson County, Tennessee ("Metro Government" or "Defendant") is an incorporated, legal subdivision of the State of Tennessee, located in the Middle District of Tennessee. Metro Government is governed by a Mayor and a Metro Council.
5. Defendant Metro Government, including but not limited to the Zoning Administrator, the Metropolitan Planning Commission, and Metro Council, exercises zoning and land use authority

over land within its boundaries. Title 17 of the Code of the Metropolitan Government of Nashville and Davidson County, Tennessee (“Metropolitan Code” or “zoning code”) contains Metro Government’s zoning and land use regulations.

6. For purposes of RLUIPA, the Defendant constitutes a “government.” 42 U.S.C. § 2000cc-5(4)(A)(i), (ii).

7. Teen Challenge International, founded in 1958, is a Christian, non-profit substance abuse treatment program with locations across the United States and sister entities internationally.

8. At all times relevant to this action, Teen Challenge International, Nashville Headquarters (“Teen Challenge”) has been a Tennessee non-profit corporation.

9. Teen Challenge accepts males and females ages 19 and over to live at an on-site location for a 12-15 month substance abuse treatment program. Residents adhere to a daily schedule that includes chapel, Bible classes, and work assignments on or near the grounds.

10. Residents of Teen Challenge are disabled within the meaning of the Fair Housing Act, 42 U.S.C. § 3602(h).

11. For purposes of RLUIPA, Teen Challenge constitutes a “religious assembly or institution.” 42 U.S.C. §2000cc(a)(1).

12. On or about March 30, 2006, Teen Challenge entered into a contract for the purchase of 13 acres in Davidson County, Tennessee, located at 2141 and 2165 Baker Road (“the Property”). Teen Challenge intended to use the Property as a residential rehabilitation treatment facility.

13. Teen Challenge’s planned use of the property on Baker Road constitutes a dwelling within the meaning of the Fair Housing Act, 42 U.S.C. § 3602(b).

14. At all times relevant to this action, the Property was zoned AR-2a. At the time Teen

Challenge purchased the Property, the zoning code permitted rehabilitative services as of right in districts zoned AR-2a.

15. "Rehabilitation services" is defined by the zoning code as "the provision of treatment for addictive, mental or physical disabilities on either twenty-four hours a day or outpatient basis." Metropolitan Code § 17.04.050.

16. On or about April 3, 2006, the Executive Director of Teen Challenge, Norma Calhoun, met with Councilmember I.C. "Rip" Ryman to discuss Teen Challenge's planned use for the Property in his district.

17. On or about April 19, 2006, Councilmember Ryman circulated a letter to the residents of his district where he stated that he told Teen Challenge "that the neighbors would be opposed to this facility being there." In the letter, Councilmember Ryman noted that he contacted numerous community members about the property. Additionally, Councilmember Ryman wrote that he called the zoning administrator, Sonny West, to check on the status of the zoning. "[H]e told me that he had *NOT* approved Teen Challenge's request to establish their organization on this property, as it was not zoned for that type of activity." (Emphasis in original). The Councilmember also noted in his letter that "this was not a done deal" and that, if the zoning decision changes, "I will surely let you all know and we will act"

18. Councilmember Ryman sent out a second letter calling a community meeting on or about June 1, 2006, ("the meeting") to discuss Teen Challenge.

19. At the request of Councilmember Ryman, representatives from the Department of Law, the Department of Codes and Building Safety ("Codes Department"), and the Metropolitan Health Department were present at the meeting. The Codes and Health Departments would later

review Teen Challenge's application for a building permit.

20. Community members voiced strong opposition to Teen Challenge at the meeting.

Community members objected to the fact that persons in recovery from drug or alcohol addiction would live on the Property. Community members expressed concerns that Teen Challenge residents would "wander the streets" and could break into neighbors' homes for drug money.

21. On or about May 24, 2006, Teen Challenge submitted an application for a building permit to Metro Government.

22. Teen Challenge experienced substantial delay and difficulty obtaining approval of its building permit application, including difficulties with the review of the zoning, the swimming pool, and the septic tank for the Property.

23. When Teen Challenge initially applied for a building permit, the zoning purpose on the application was listed as a residence for a "residential rehabilitation treatment facility." Over the course of the next eight months, the Codes Department changed this description to two uses that were not permitted as of right and changed the review status at one point from "accepted" to "rejected."

24. On numerous occasions during the pendency of Teen Challenge's application for a building permit, Councilmember Ryman contacted several Metro Government employees who were involved in processing the application, including individuals with decision-making authority. These communications included discussions about Councilmember Ryman's opposition to Teen Challenge.

25. On November 9, 2006, Councilmember Ryman introduced Ordinance No. BL2006-1260 ("the Ordinance") to delete rehabilitative services as a permitted use in the AG and AR-2a

districts.

26. The Ordinance specifically targeted Teen Challenge. Teen Challenge was the only group that would be immediately affected by the proposed Ordinance.

27. After considering the Ordinance, the Metropolitan Planning Commission recommended disapproval, reasoning that “[r]ural areas can provide safe, secluded settings appropriate to rehabilitation services for people with addictive, mental or physical disabilities.”

28. Nevertheless, Metro Council passed the Ordinance on or about February 6, 2007.

29. Based in part on this change in the zoning code, Metro Government denied Teen Challenge’s application for a building permit.

30. Consequently, Teen Challenge could not operate the program it had planned on the Property and was forced to sell the Property at a loss.

31. The Ordinance remained in effect until July 2008. The Ordinance targeted only rehabilitation services among the four medical uses that were permitted as of right in AG and AR-2a districts. During the relevant time frame, assisted living, hospice, nursing home, and rehabilitation services facilities all were permitted as of right in AG and AR-2a districts without any limits in the zoning code on the number of residents.

COUNT ONE: FAIR HOUSING ACT

32. Paragraphs 1-31 are hereby re-alleged and incorporated by reference.

33. The Defendant, through actions including those described above, has (i) denied or otherwise made a dwelling unavailable because of disability in violation of 42 U.S.C. § 3604(f)(1), and (ii) discriminated in the terms, conditions, or privileges of housing, or in the provision of services or facilities in connection with housing, because of disability in violation of

42 U.S.C. § 3604(f)(2).

34. The Defendant's conduct described above constitutes:
- a. A pattern or practice of resistance to the full enjoyment of rights granted by the Fair Housing Act under 42 U.S.C. § 3614(a); or
 - b. A denial to a group of persons of rights granted by the Fair Housing Act that raises an issue of general public importance under 42 U.S.C. § 3614(a).
35. The Defendant's conduct described above was intentional, willful, and taken in disregard of the rights of others.

COUNT TWO: RLUIPA

36. Paragraphs 1-31 are hereby re-alleged and incorporated by reference.
37. The Defendant, through actions including those described above, has imposed a substantial burden on the religious exercise of Teen Challenge in violation of Section 2(a)(1) of RLUIPA, 42 U.S.C. 2000cc(a)(1).
38. The Defendant's actions did not further a compelling government interest and were not the least restrictive means of furthering a compelling government interest.
39. The substantial burden imposed by the Defendant occurred in a program or activity that receives federal financial assistance within the meaning of Section 2(a)(2) of RLUIPA, 42 U.S.C. 2000cc(a)(2).
40. The Defendant's denial of Teen Challenge's application for a building permit and the enactment of Ordinance No. BL2006-1260 constituted the implementation of land use regulations or a system of land use regulations whereby the Defendant made, or had in place formal or informal procedures or practices of, individualized assessments regarding the proposed

uses for the Property within the meaning of Section 2(a)(2) of RLUIPA, 42 U.S.C. 2000cc(a)(2).

PRAYER FOR RELIEF

WHEREFORE, the United States prays that this Court enter an order that:

- A. Declares that the actions of the Defendant described herein constitute a violation of the FHA and RLUIPA;
- B. Enjoins the Defendant, its agents, employees, assigns, successors and all other persons in active concert or participation with it, from:
 - i. violating the Fair Housing Act by discriminating on the basis of disability;
and
 - ii. substantially burdening the religious exercise of a person, including a religious assembly or institution.
- C. Requires such action by the Defendant as may be necessary to restore all persons aggrieved by the Defendant's discriminatory housing practices to the position they would have occupied but for such discriminatory conduct;
- D. Awards monetary damages to each person aggrieved by the Defendant's discriminatory housing practices, pursuant to 42 U.S.C. § 3614(d)(1)(B); and
- E. Assesses a civil penalty against the Defendant to vindicate the public interest, in an amount authorized by 42 U.S.C. § 3614(d)(1)(c).

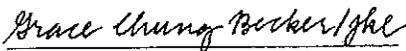
The United States further prays for such additional relief as the interests of justice may require.

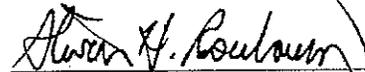
Dated: September 29th, 2008

EDWARD M. YARBROUGH
United States Attorney
Middle District of Tennessee

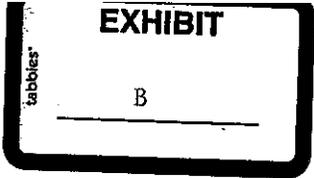

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IN THE UNITED STATES DISTRICT COURT
FOR THE MIDDLE DISTRICT OF TENNESSEE
NASHVILLE DIVISION

UNITED STATES OF AMERICA,)
)
Plaintiff,)
)
v.)
)
METROPOLITAN GOVERNMENT OF)
NASHVILLE AND DAVIDSON COUNTY,))
TENNESSEE,)
)
Defendant.)
)
_____)

Civil Action No. 3:08-0961
JUDGE HAYNES

TEEN CHALLENGE INTERNATIONAL,)
NASHVILLE HEADQUARTERS, et al.,)
)
Plaintiffs,)
)
v.)
)
METROPOLITAN GOVERNMENT OF)
NASHVILLE AND DAVIDSON COUNTY,))
TENNESSEE,)
)
Defendant.)
)
_____)

Civil Action No. 3:07-0668
JUDGE HAYNES

RELATED CASES

CONSENT DECREE

BACKGROUND

1. The United States initiated United States v. Metropolitan Government of Nashville and Davidson County, Case No. 08-cv-0961 (M.D. Tenn.) to enforce the Fair Housing Act, as amended, 42 U.S.C. § 3601, *et seq.* (“FHA”) and the Religious Land Use and Institutionalized Persons Act of 2000 (“RLUIPA”), 42 U.S.C. §§ 2000cc *et seq.* The United States alleges that

the Defendant, the Metropolitan Government of Nashville and Davidson County, Tennessee (“Metro Government” or “Defendant”), delayed and subsequently denied an application for a building permit from a group called Teen Challenge International, Nashville Headquarters (“Teen Challenge”) because of the disabled status of the participants in the program. Teen Challenge is a substance abuse treatment program with a religious mission. The United States further alleges that, when Teen Challenge’s application was pending, Metro Government passed an amendment to its zoning code that targeted housing for persons recovering from alcohol and drug dependency. In addition to being facially discriminatory, the United States asserts that Metro Government enacted this legislation to prevent Teen Challenge from operating in Davidson County. The United States filed a complaint in this matter claiming that, through the above-stated actions, Metro Government violated § 3604(f)(1) of the FHA by denying or otherwise making dwellings unavailable because of disability and violated § 3604(f)(2) of the FHA by discriminating in the terms, conditions, or privileges of housing, or in the provision of services or facilities in connection with housing, because of disability. Metro Government does not dispute that it violated the FHA. The United States also alleges in its complaint that Metro Government violated Section 2(a)(1) of RLUIPA by imposing a substantial burden on the religious exercise of Teen Challenge, without sufficient justification.

2. United States v. Metropolitan Government of Nashville and Davidson County, Case No. 08-cv-0961 (M.D. Tenn.) and Teen Challenge International, Nashville Headquarters, et al. v. Metropolitan Government of Nashville and Davidson County, Case No. 07-cv-0668 (M.D. Tenn.) are related cases.

3. To avoid costly and protracted litigation, the parties in the related cases have voluntarily

agreed to resolve the United States' claims, individual plaintiffs' claims, and Teen Challenge's non-monetary claims against the Defendant by entering into this Consent Decree.

Therefore, it is hereby ORDERED, ADJUDGED, and DECREED as follows:

I. GENERAL NONDISCRIMINATION PROVISIONS

4. The Defendant shall not:
 - a. Discriminate in the sale or rental, or otherwise make unavailable or deny, a dwelling to any buyer or renter because of a disability of that buyer or renter, or of any person residing in or intending to reside in such dwelling, or of any person associated with that buyer or renter;
 - b. Discriminate against any person in the terms, conditions, or privileges of the sale or rental of a dwelling, or in the provision of services or facilities in connection with such dwelling, because of a disability of that person, of any person residing in or intending to reside in such dwelling, or of any person associated with that person;
 - c. Adopt, maintain, enforce, or implement any zoning or land use laws, regulations, policies, procedures, or practices that discriminate on the basis of disability in violation of the FHA;
 - d. Implement or administer any zoning laws, regulations, policies, procedures, or practices in such a manner as to discriminate on the basis of disability in violation of the FHA;
 - e. Refuse to make reasonable accommodations in the application of rules, policies, practices, or services when such accommodations may be necessary to afford a

person or persons with disabilities an equal opportunity to use and enjoy a dwelling;

- f. Coerce, intimidate, threaten, or interfere with any person in the exercise or enjoyment of, or on account of his or her having exercised or enjoyed, or on account of his or her having aided or encouraged any other person in the exercise or enjoyment of, any right granted or protected by the FHA; or
- g. Substantially burden the religious exercise of a person, including a religious assembly or institution, in violation of RLUIPA unless the government demonstrates that imposition of the burden is in furtherance of a compelling governmental interest and is the least restrictive means of furthering that interest.

II. SPECIFIC INJUNCTIVE RELIEF

- 5. As a condition of settlement of the United States' claims, the Defendant adopted Ordinance No. BL2008-243, which repealed Ordinance No. BL2006-1260. A copy of Ordinance No. BL2008-243 is attached to and incorporated in this Consent Decree as Attachment E.
- 6. As a further condition of settlement, the Defendant adopted Ordinance No. BL2008-333, which amended Metro Government's zoning code to provide a process by which persons may request reasonable accommodations on the basis of disability from zoning and land use restrictions in the code. A copy of Ordinance No. BL2008-333 is attached to and incorporated in this Decree as Attachment F.
- 7. Nothing in this Decree shall be interpreted to require persons with disabilities -- or providers of housing for persons with disabilities -- acting or operating in accordance with

applicable zoning, licensing and/or land use laws and practices, to seek permission from the Defendant to continue such action or operation.

8. From the date of entry of this Consent Decree and throughout its term, if the Defendant declines, rejects, or denies any type of request or application for zoning or land use relating to a dwelling occupied by, or designated or intended for occupancy by, persons recovering from alcohol or drug dependency, including any request for a building permit or reasonable accommodation(s), the Defendant will prepare detailed written findings explaining the specific grounds for declining the request. For purposes of this provision, the failure to act on a request within thirty (30) days shall be deemed a denial. A copy of the Metro Government's written findings shall be provided to the person or persons making the request within ten (10) days of the date on which the final decision was made.

9. The Defendant shall designate a Metro Government employee as the FHA and RLUIPA Compliance Officer. The Compliance Officer shall have the responsibility to receive complaints of alleged housing or religious land-use discrimination against Metro Government and coordinate Metro Government's compliance with this Decree. The Officer shall maintain copies of this Decree, a RLUIPA complaint form (substantially similar to the sample appearing at Attachment A), the HUD Complaint form, and the HUD pamphlet entitled "Are you a victim of housing discrimination?" (HUD official forms 903 and 903.1, respectively). The Officer shall make these materials available free of charge to individuals upon request, including all persons making housing or religious land-use discrimination complaints to Metro Government. The Officer shall have the additional responsibility of advising Metro Government officials, departments, and agencies about zoning and land use decisions where FHA or RLUIPA issues

are implicated, including but not limited to decisions involving requests for rezoning and for reasonable accommodations from zoning and land use laws and procedures. In addition to attending the training described below, the Officer will be responsible for monitoring legal developments that may create new FHA or RLUIPA responsibilities for the Defendant. The Defendant shall provide to the United States the name and contact information of the Compliance Officer in the manner stated in Section IV.

III. FAIR HOUSING AND RLUIPA TRAINING

10. Within ninety (90) days of entry of this Consent Decree, the Defendant shall provide training(s) on the requirements of the Decree, the FHA (in particular, those provisions that relate to disability discrimination), and RLUIPA. The training(s) shall be provided to: the Metropolitan Council; the sponsors of Ordinance No. BL2006-1260; the Director of Council Staff; all Special Counsel employed by the Metropolitan Council that may advise the Metropolitan Council on matters related to zoning or land use; the Director of Law's designee(s) who advise the Metropolitan Council pursuant to Ordinance BL 2008-245; other attorneys who advise the Metropolitan Council on matters related to zoning or land use; commissioners on the Metropolitan Planning Commission ("MPC"); individuals with authority to make recommendations to the MPC related to zoning or land use; the Compliance Officer described in paragraph 9; the Zoning Administrator; individuals with authority to make recommendations to the Zoning Administrator related to zoning or land use; members of the Board of Zoning Appeals; and individuals with authority to make recommendations to the Board of Zoning Appeals related to zoning or land use. The training(s) should be conducted in accordance with the following subparagraphs:

- a. The training(s) shall be conducted in person by a qualified third part(y/ies), subject to the approval of the United States. The trainer(s) shall not be connected to the Defendant or its officials, employees, agents or counsel. Any expense associated with the training(s) shall be borne by the Defendant;
- b. The training(s) shall be videotaped and shown to newly elected, appointed, or hired individuals covered by this section. The training(s) of each new official or staff member shall take place within thirty (30) days of the date he or she commences service or employment.

11. The Defendant shall provide a copy of this Decree to each person required to receive the training(s).

12. The Defendant shall provide to the United States, in the manner stated in Section IV, proof of attendance at the training(s) and the date(s) of the training(s).

13. Each person with responsibilities relating to the implementation and enforcement of all zoning or land use regulations within Metro Government shall be given a copy of, and be required to read this Decree. Within ninety (90) days of entry of this Decree, the covered individuals shall acknowledge that they have reviewed and understand this Decree by signing the Certification of Receipt of Consent Decree (Attachment C) or, if they are required to attend the training, the Certification of Training and Receipt of Consent Decree (Attachment B).

14. For the duration of this Decree, all individuals covered by paragraph 13 who become agents, employees, or officials of Metro Government shall sign Attachments B or C within 10 days of commencing the membership, employment, or an agency relationship with Metro Government. The Defendant shall provide the United States with a copy of these executed

acknowledgments in the manner stated in Section IV.

IV. REPORTING AND RECORD KEEPING

15. Within thirty (30) days after entry of this Decree, the Defendant shall notify the United States in writing¹ of the name, address and telephone number of the Compliance Officer described in paragraph 9, above. Should the identity of the Compliance Officer change during the term of this Decree, the Defendant will, within ten (10) days of such change, notify the United States in writing of the name of the new Officer and his or her contact information.

16. Within one hundred (100) days after entry of this Decree, Defendant shall submit proof that all the necessary individuals have received and reviewed a copy of this Consent Decree, as described in paragraph 13, by producing all executed copies of the Certification of Training and Receipt of Consent Decree (Attachment B) and/or the Certification of Receipt of Consent Decree (Attachment C). At this time, Defendant also shall submit proof of attendance at the training(s), described in paragraph 10, in the form of a dated sign-in sheet and a typed list of all of the attendees or the executed copies of Attachment B.

17. During the term of this Decree, the Defendant shall provide the United States with a copy of any proposed change to the Code of Laws for the Metropolitan Government that relates to or affects in any way housing for persons recovering from alcohol or drug dependency, at least thirty (30) days prior to the adoption of the proposed change by the Metropolitan Council.

¹ All notifications required by this Consent Decree to be sent to the United States or counsel for the United States shall be addressed to "Chief, Housing and Civil Enforcement Section, Matter No. 210-71-3" and sent via overnight courier to U.S. Department of Justice, Civil Rights Division, Housing and Civil Enforcement Section, 1800 G Street, N.W., Suite 7002 Washington, D.C. 20006, or as otherwise directed by the United States.

18. The Defendant shall prepare biannual compliance reports that detail all actions it has taken to fulfill its obligations under the Decree since Metro Government's last compliance report was issued. The Defendant shall submit its first report to the United States within six (6) months of the effective date of the Decree, and subsequent reports every six (6) months thereafter for the duration of the Decree, except that the final report shall be delivered to the United States not less than sixty (60) days prior to the expiration of the Decree.

19. The Defendant shall include the following information in the compliance reports:

- a. the name, address, and telephone number of the Compliance Officer, referenced in paragraph 9, above, as of the date of the report;
- b. any documentation of a complaint received subsequent to the preceding report alleging discrimination in housing, including discrimination in zoning or land use actions or practices, because of disability or religion. The Defendant shall indicate any action it took in response to the complaint, and shall provide all pertinent documents, including a copy of the complaint, any documents filed with the complaint, and any written response to the complaint by Metro Government;
- c. copies of the Certification of Receipt of Consent Decree (Attachment C) referenced in paragraphs 13 and 14, above, signed after the preceding compliance report was issued;
- d. copies of the Certification of Training and Receipt of Consent Decree (Attachment B) referenced in paragraphs 12 and 14, above, signed after the preceding compliance report was issued;
- e. a summary of each zoning request or application related to housing for persons

recovering from alcohol or drug dependency (including those for building permits, site plans, variances, or reasonable accommodations) for which Metro Government has made a determination, indicating: I) the date of the application; ii) the applicant's name; iii) the applicant's current street address; iv) the street address of the proposed housing; v) Metro Government's decision(s) regarding the matter, including any decision on appeal; vi) the reasons for each decision, including a summary of the facts upon which Metro Government relied; and vii) complete copies of any minutes or video recordings from all meetings or hearings discussing the zoning request or application;

- f. copies of any changes to the Code of Laws for the Metropolitan Government relating to or affecting any housing for persons with disabilities enacted after Metro Government's last compliance report was issued.

20. Throughout the term of this Decree, the Defendant shall retain all records relating to implementation of all provisions of this Decree. The United States shall have the opportunity to inspect and copy any such records after giving reasonable notice to counsel for the Defendant.

V. MONETARY RELIEF

21. Within ten days after the date of entry of this Consent Decree, the Defendant shall pay to individual plaintiffs the sum of fifty thousand dollars (\$50,000). The Defendant shall send to counsel for individual plaintiffs checks totaling fifty thousand dollars (\$50,000), written out to the individual plaintiffs as directed by their counsel. The Defendant also shall send copies of the checks to the United States Department of Justice. Upon receipt of the checks, counsel for individual plaintiffs shall send to the Defendant an executed release of all claims, legal or

equitable, from the individual plaintiffs, attached hereto as Attachment D.

22. The Defendant shall pay compensatory damages to Teen Challenge pursuant to the final court order in Teen Challenge International, Nashville Headquarters, et al. v. Metropolitan Government of Nashville and Davidson County, Case No. 07-cv-0668.

VI. CIVIL PENALTY

23. Within ten (10) days of entry of this Decree, the Defendant shall pay to the United States a civil penalty of twenty thousand dollars (\$20,000) to vindicate the public interest, pursuant to 42 U.S.C. § 3614(d)(1)(c). The sum shall be paid by submitting to counsel for the United States a check made payable to the “United States Treasury.”

24. In the event that Defendant Metro Government, its agents, or its employees engage in any future violation(s) of the Fair Housing Act, such violation(s) shall constitute a “subsequent violation” pursuant to 42 U.S.C. § 3614(d).

VII. JURISDICTION AND SCOPE OF DECREE

25. The parties stipulate and the Court finds that the Court has personal jurisdiction over the Defendant for purposes of these related cases, and subject matter jurisdiction over the United States’ and individual plaintiffs’ claims in these civil actions pursuant to 28 U.S.C. § 1345, and 42 U.S.C. § 3614(a).

26. This Consent Decree shall remain in effect for a period of four (4) years from the date of entry. The Court shall retain jurisdiction over the action for the duration of the Decree for the purpose of enforcing its provisions and terms. The case shall be dismissed with prejudice when the Decree expires. Plaintiff may move the Court to extend the duration of the Decree in the interests of justice.

VIII. ENFORCEMENT OF THIS DECREE

27. The parties shall endeavor in good faith to resolve informally any differences regarding interpretation of and compliance with this Consent Decree prior to bringing such matters to the Court for resolution. However, in the event of a failure by the Defendant to perform in a timely manner any act required by this Decree, or otherwise to act in conformance with any provision thereof, the United States may move this Court to impose any remedy authorized by law or equity. In the event of a failure by the Defendant to comply with the provisions of Paragraph 21 of the Decree, the individual plaintiffs may move this Court to impose any remedy authorized by law or equity. In the event of a failure by the Defendant to comply with the provisions of Paragraph 22 of the Decree, Plaintiff Teen Challenge may move this court to impose any remedy authorized by law or equity. Remedies include, but are not limited to, findings of contempt, an order requiring performance of such act or deeming such act to have been performed, and an award of any damages, costs, and reasonable attorneys' fees which may have been occasioned by the violation or failure to perform.

IT IS SO ORDERED:

This _____ day of _____, 2009.

United States District Judge

For Plaintiff the United States:

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Attachment A

RLUIPA COMPLAINT AGAINST METRO GOVERNMENT

Under the terms of a settlement with the United States Department of Justice in United States v. Metropolitan Government of Nashville and Davidson County, Case No. 08-cv-0961 (M.D. Tenn.), Metro Government is required to perform certain actions to ensure that it does not violate the Religious Land Use and Institutionalized Persons Act ("RLUIPA"). Metro Government will process this complaint and, at your request, provide you with a free copy of the Consent Decree in this case. To initiate the complaint process, simply complete and return this form.

State the nature of the request that you made of Metro Government (e.g., building permit, variance, etc.), who considered your request, the outcome of that request, and the relevant dates. Please include a description of the religious land use or institution at issue. You may attach additional pages or supporting documentation.

With my signature, I certify that the information provided in this complaint is accurate to the best of my knowledge:

Signature: _____

Print Name: _____

Title/Organization: _____

Address: _____

Address Continued: _____

Telephone Number: _____

Date: _____

Attachment B

CERTIFICATION OF TRAINING AND RECEIPT OF CONSENT DECREE

On _____, I attended training on the federal Fair Housing Act and the Religious Land Use and Institutionalized Persons Act. I have had all of my questions concerning these topics answered to my satisfaction.

I also have been given a copy of the Consent Decree entered in United States v. Metropolitan Government of Nashville and Davidson County, Case No. 08-cv-0961 (M.D. Tenn.). I have read and understand the aforementioned Consent Decree and all of my questions concerning the Decree have been answered. I understand that the Court may impose sanctions on Metro Government if I violate any provision of this Decree.

(Signature)

(Print Name)

(Position with Metro Government)

(Home Address)

(Home Address Continued)

(Home Telephone Number)

(Date)

Attachment C

CERTIFICATION OF RECEIPT OF CONSENT DECREE

I have been given a copy of the Consent Decree entered in United States v. Metropolitan Government of Nashville and Davidson County, Case No. 08-cv-0961 (M.D. Tenn.). I have read and understand the aforementioned Consent Decree and all of my questions concerning the Decree have been answered. I understand that the Court may impose sanctions against Metro Government if I violate any provision of this Decree.

(Signature)

(Print Name)

(Position with Metro Government)

(Home Address)

(Home Address Continued)

(Home Telephone Number)

(Date)

Attachment D

RELEASE OF CLAIMS

In consideration of the payment of the sum of _____ dollars (\$ _____), pursuant to the Consent Decree entered in United States v. Metropolitan Government of Nashville and Davidson County, Case No. 08-cv-0961 (M.D. Tenn.) and Teen Challenge International, Nashville Headquarters, et al. v. Metropolitan Government of Nashville and Davidson County, Case No. 07-cv-0668 (M.D. Tenn.), Case No. 07-cv-01405 (D. Conn.), I, _____, hereby release the Defendant named in this action from any and all liability for any claims, legal or equitable, I may have against them arising out of the issues alleged, or that could have been alleged, in the action as of the date of the entry of that Consent Decree. I fully acknowledge and agree that this release of the Defendant shall be binding on my heirs, representatives, executors, successors, administrators, and assigns. I hereby acknowledge that I have read and understand this release and have executed it voluntarily and with full knowledge of its legal consequences.

(Signature)

(Print Name)

(Home Address)

(Home Address Continued)

(Date)

CONTINUED

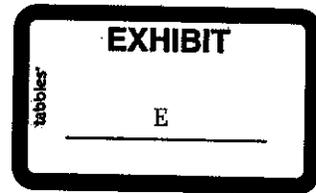
STATE OF TENNESSEE
COUNTY OF _____

I, _____, Notary Public, do hereby certify that
_____ appeared before me this day and acknowledged her
execution of the foregoing Release for the purposes therein expressed.

Witness my hand and notarial seal, this ____ day of _____, 2009.

NOTARY PUBLIC _____

My commission expires: _____



ORDINANCE NO. BL2008-243

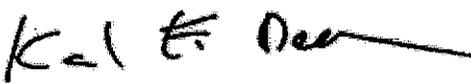
An ordinance to amend Chapter 17.08 of Title 17 of the Metropolitan Code of Laws, Zoning Regulations, by adding Rehabilitation Services as a permitted use in the AG and AR2a districts, all of which is more specifically described herein (Proposal No. 2008Z-048T).

BE IT ENACTED BY THE COUNCIL OF THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY:

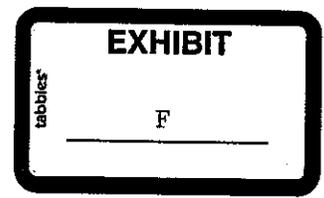
Section 1. That Chapter 17.08 of Title 17 of the Code of The Metropolitan Government of Nashville and Davidson County, Zoning Regulations, is hereby amended by amending Section 17.08.030, District Land Use Tables, by adding "Rehabilitation services" as a permitted (P) use in the AG and AR2a districts under "Medical Uses".

Section 2. That this Ordinance shall take effect five (5) days from and after its passage and such change be published in a newspaper of general circulation, the welfare of The Metropolitan Government of Nashville and Davidson County requiring it.

Sponsored by: Jim Gotto, Erik Cole, Charlie Tygard, Randy Foster, Erica Gilmore, Sean McGuire, Parker Toler, Buddy Baker, Pam Murray, Carl Burch, Jerry Maynard, Jim Hodge, Sandra Moore, Carter Todd, Megan Barry

LEGISLATIVE HISTORY	
Introduced:	June 3, 2008
Passed First Reading:	June 3, 2008
Referred to:	Planning Commission - Approved 4-0 (April 10, 2008) Planning & Zoning Committee
Passed Second Reading:	July 1, 2008
Passed Third Reading:	July 15, 2008
Approved:	July 21, 2008
By:	
Effective:	July 25, 2008

ORDINANCE NO. BL2008-333



An ordinance amending Title 17 of the Metropolitan Code of Laws and requiring construction, enforcement and application of the zoning code consistent with federal law (Proposal No. 2008Z-090T).

WHEREAS, the provisions of Title 17 of the Metropolitan Code of Laws must be construed, applied and enforced consistent with federal law.

NOW, THEREFORE, BE IT ENACTED BY THE COUNCIL OF THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY:

Section 1. Section 17.40.010 of the Metropolitan Code of Laws is hereby amended by adding the following new subsections:

H. Construction, Application and Enforcement Consistent With Federal Law. The provisions of this Title shall in every instance be construed, applied and enforced in a manner consistent with applicable federal law, including but not limited to the Fair Housing Act, 42 U.S.C. § 3601 et. seq.; the Americans with Disabilities Act, 42 U.S.C. § 12132, et. seq.; and the Religious Land Use and Institutionalized Persons Act, 42 U.S.C. § 2000cc et. seq. Notwithstanding any other provision of this Title to the contrary, the zoning administrator shall make reasonable accommodations in the rules, policies, and practices of his office so that handicapped or disabled persons are not discriminated against and are afforded an equal opportunity to use and enjoy dwellings.

I. Procedure for Obtaining Reasonable Accommodation. Any person having a handicap or disability recognized by federal law, or such person's representative, may request in writing a reasonable accommodation as contemplated in this section. The right to request a reasonable accommodation shall be prominently displayed in the public area under the supervision of the zoning administrator and on the publicly accessible portion of any Internet website maintained by the Metropolitan Government and devoted to local codes enforcement and zoning matters. The zoning administrator shall make and document in writing specific findings of fact in support of every decision to grant or deny an accommodation sought under this section and issue a determination within thirty (30) days of the request being made. The zoning administrator's decision shall be reviewable by the Board of Zoning Appeals upon the filing of a notice of appeal by any person or entity aggrieved by the decision. Any appeal brought under this subsection must be in writing and filed with the Board of Zoning Appeals not more than thirty (30) days after issuance of the zoning administrator's decision. Documents comprising the record of any determination made with respect to the grant or denial of a request for an accommodation by the zoning administrator or the Board of Zoning Appeals shall be kept on file for not less than three (3) years from the date of final decision and available for public inspection upon reasonable notice.

Section 2. Section 17.40.180 of the Metropolitan Code of Laws is hereby amended by adding the following new subsection:

F. Reasonable Accommodation. The zoning administrator's decision to grant or deny a handicapped or disabled person a reasonable accommodation shall be reviewable by the Board of Zoning Appeals upon the filing of a notice of appeal with the Board of Zoning Appeals by any person or entity aggrieved by that decision. The notice of appeal must be filed with the Board of Zoning Appeals no more than thirty (30) days after issuance of the zoning administrator's decision.

Section 3. This Ordinance shall take effect from and after its final passage, the welfare of the Metropolitan Government of Nashville and Davidson County requiring it.

Sponsored by: Jim Gotto

Table with 2 columns: Action and Date/Details. Title: LEGISLATIVE HISTORY. Rows include Introduced (October 21, 2008), Passed First Reading (October 21, 2008), Referred to (Planning Commission - Approved 9-0 (December 11, 2008) Planning & Zoning Committee), Passed Second Reading (January 6, 2009), Passed Third Reading, Approved, By, and Effective.