

Councilmember Truesdell introduced the following resolution and moved its adoption:

**RESOLUTION NO. 2024-45  
CITY OF CHAMPLIN  
COUNTY OF HENNEPIN  
STATE OF MINNESOTA**

**RESOLUTION CONDEMNING THE USE OF DISCRIMINATORY COVENANTS AND  
APPROVING PARTICIPATION IN THE JUST DEEDS COALITION**

**WHEREAS**, discriminatory covenants were tools used by real estate developers to prevent BIPOC and non-Christian individuals from buying or occupying property in certain areas, and they were common throughout the United States from the early 1900s to the 1960s; and

**WHEREAS**, the purpose of discriminatory covenants was to explicitly exclude BIPOC and non-Christian individuals from living in Champlin. These tools created segregation in the metro area; and

**WHEREAS**, in 2016, the University of Minnesota founded Mapping Prejudice to expose the racist practices that shaped the landscape of the metro area. Mapping Prejudice researched restrictive covenants in Hennepin County and created the first-ever comprehensive map of racial covenants in an American city. The project mapped 24,131 covenants in Hennepin County, including 3 covenants in Champlin; and

**WHEREAS**, restrictive covenants are no longer enforceable. Legal efforts to eliminate Discriminatory Covenants include *Shelley v. Kraemer*, 334 U.S. 1 (1948), in which the United States Supreme Court prohibited courts from enforcing Discriminatory Covenants. The Minnesota Legislature in 1953 enacted statutes that prohibited new covenants, but existing covenants were still legal in Minnesota until 1962; and

**WHEREAS**, as a result of these judicial and legislative actions, today, Minnesota law and federal law prohibit discrimination in the sale or lease of housing based on race, color, creed, religion, national origin, sex, marital status, status with regard to public assistance, disability, sexual orientation, or familial status and those state and federal prohibitions extend to the refusal to sell or to circulate, post or cause to be printed, circulated, or posted, any limitation, specification, or discrimination as to race, color, creed, religion, national origin, sex, marital status, status with regard to public assistance, disability, sexual orientation, or familial status; and

**WHEREAS**, in 2019, the Minnesota Legislature passed a law authorizing property owners to individually discharge or renounce discriminatory covenants by recording a discharge form in the county property records; and

**WHEREAS**, discriminatory covenants promoted and established residential racial segregation, which historically and currently has impacted property ownership, accumulation of wealth, property transfers, mortgage eligibility, rental eligibility, property values, property tax base, internet access, and more. Discriminatory covenants fortified systemic racism and compounded economic divestment in specific communities within Hennepin County; and

**WHEREAS**, discriminatory covenants benefitted White communities. For example, homes that were racially covenanted are still predominantly owned by White people and are worth approximately 15% more today than non-covenanted properties; and

**WHEREAS**, discriminatory covenants created demographic patterns that remain in place today; and

**WHEREAS**, in 2021, the Just Deeds project was launched to provide educational opportunities for Minnesota communities about the racist history of discriminatory covenants and to provide free legal and titles services to help residents find discriminatory covenants and acknowledge this practice through the discharge of the covenants; and

**WHEREAS**, the City of Champlin desires to participate in this project in collaboration with its residents.

**NOW THEREFORE, BE IT RESOLVED** by the City Council of the City of Champlin that:

1. The City of Champlin renounces and condemns the past use of discriminatory covenants and prohibits discriminatory covenants from being used in the future.
2. City staff is directed to participate in the work of the Just Deeds Coalition to educate the community about this and other historically discriminatory practices; to identify contemporary discriminatory systems, policies, and practices; and to take action to dismantling racist systems, practices, and policies in the City of Champlin to create equity for all.

The motion for the adoption of the resolution was duly seconded by Councilmember Moe, and upon vote being taken thereon, the following voted in favor thereof: Mayor Sabas, Councilmembers Tesdall, Moe, Truesdell and LaCroix, and the following voted against the same: none, whereupon said resolution was passed this 26th day of August 2024.

*Ryan Sabas*

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Ryan Sabas, Mayor

ATTEST:

*Julie Tembreull*

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Julie Tembreull, Exec. Asst./City Clerk