

# BEMIDJI CITY COUNCIL PUBLIC AFFAIRS COMMITTEE AGENDA

Monday, May 18, 2026

Conference Room  
City Hall – 317 4th Street NW  
4:30 PM



## CALL TO ORDER/ROLL CALL

## BUSINESS

- a) Election of Officers
- b) Report from Housing Collective
- c) Discussion - City Ordinance Regarding Buying & Selling of Precious Metals
- d) Future Commission Topics

## ADJOURN

### MEMBER ATTENDING REMOTELY

COUNCILMEMBER RIVERA WILL BE ATTENDING VIA WEBEX UNDER THE AUTHORITY OF MINNESOTA STATUTES SECTION 13D.02. MEMBERS OF THE PUBLIC MAY MONITOR THE MEETING BY ACCESSING THE REMOTE MEETING LINK ON THE CITY WEBSITE  
<https://bemidjimn.portal.civicclerk.com/>

# CITY COUNCIL AGENDA ITEM



**Meeting Date:** May 18, 2026  
**Action Requested:** Elect officers  
**Prepared By:** Rich Spiczka, City Manager

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**Background:**

At the first meeting of the year, the committee needs to elect is officers for the year.

**Recommendation:**

# CITY COUNCIL AGENDA ITEM



**Meeting Date:** May 18, 2026  
**Action Requested:**  
**Prepared By:** Rich Spiczka, City Manager

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**Background:**

Chris Hamilton representing the Beltrami County Area Housing Collective will be present to provide a brief report and ask for discussion regarding potential city support towards their organization and mission.

**Recommendation:**

# **Beltrami County Area Housing Collective Request for Participation**

## Table of Contents

1. Introduction and Summary of our scope of work and our ask.
2. Who do we serve? A synopsis of what each of our organizations do and who we serve.
  - a. Northwoods Habitat for Humanity
  - b. HRDC
  - c. Bi-CAP Youth Build
3. Tax Impact Study
4. Housing Impact Study

## **Beltrami County Area Housing Collective Request for Participation**

The Beltrami County Area Housing Collective (BCAHC) is a group of non-profit housing development organizations consisting of Northwoods Habitat for Humanity, BI-CAP YouthBuild, Headwaters Regional Development Commission, and Beltrami Housing and Redevelopment Authority.

Our mission is to provide safe, affordable housing that meets the needs of individuals and families, fostering a community where everyone has access to a stable place to call home. We are dedicated to creating opportunities for collaboration with city and county entities to expand housing development and improve access to affordable living. Through our work, we aim to empower community members by increasing their self-sufficiency, offering resources and support that help individuals build a path toward long-term stability and growth.

The purpose in presenting this study is to garner support from local government entities to play a part in the BCAHC fulfilling our stated mission. The support we seek ranges from direct funding to facilitate lot acquisition, demolition of condemned structures, etc., to waiver of fees such as SAC, WAC, and permitting fees. The end goal is to reduce the final cost of home construction that will ultimately:

- a) keep affordable living ‘affordable’ in a climate of historically high construction costs, and,
- b) allow for our respective organizations to continue building homes for community members that would otherwise see homeownership as something far out of reach.

The purpose of this Impact Study is to present evidence of the positive impact that our respective organizations have on the communities in which we serve. The easiest evidence to present and process is financial in nature: how much tax revenue has been generated over a period of time directly from the efforts of building affordable housing? Simply put, it answers the question of, ‘is this a charitable contribution to this organization or is it a long term investment in our community?’ Exhibit A helps answer that, showing property tax impact from homes built from 2014 through 2025.

Exhibit B explores the more intangible effects of transitioning a community member from generational renting, most often supported by government assistance, to becoming a homeowner. This study (2015) presents some statistical data as well testimonials discussing the impact of their new housing situation. While the study is a daunting 86 pages, the Executive Summary (pages 1-3) is a relatively quick read providing a snapshot of what the study contains. Throughout the study, there are excerpts from new

homeowners providing relatable feedback on how their new living situation has impacted them, their community, and/or their family and children.

Thank you for your past support in our organizations as well as your consideration in future supportive measures. We NEED your help. With costs of everything, not just housing, outpacing incomes, there are community members in dire need of our help. We can only continue to provide the services that we do with assistance in order to keep costs both manageable and sustainable for those whom we serve. Together we can make tangible contributions to or community that will impact people today as well as generations that follow.

Geri Hickerson  
Executive Director  
NW Habitat for Humanity

Barb Moran  
Executive Director  
Bi-CAP

Sandy Hennum  
Community Dev. Specialist  
HRDC/Beltrami County HRA

## Northwoods Habitat for Humanity

- Mission:** Building simple, decent, affordable homes in partnership with God's people in need in Beltrami and Clearwater Counties.
- Who do we serve?:** We serve those who are currently in 'at risk' housing, e.g., unsafe or unsanitary, have stable (verifiable) income and 'reasonably' good credit. Potential Partner Families will have gross household income between 30-60% of Country Gross Median Income and have the ability to pay the mortgage, property taxes, insurance and utilities. Partner Families will have completed a Home Stretch program and 300 hours (per adult) of 'Sweat Equity',
- What we do:** Build affordable housing in partnership with families in need, conduct affordable exterior home repairs for those in need, and operate the ReStore, a home improvement thrift store.
- Details:** Homes are built by volunteers with assistance from licensed contractors (primarily for plumbing, electrical, and HVAC work). Homes are sold at appraised value at 0% (zero percent) loan for up to 30 years. Payment, including property tax and insurance, cannot exceed 30% of Buyer's income. This may trigger either a grant or a second loan (0% interest) that is paid for *after* the first loan is paid off.
- Habitat retains the Right of First Purchase, which means If homeowner sells, Habitat has the option of buying back at the price sold. This allows Habitat to rehab and resell to another family in need. If Habitat buys the home back, the homeowner retains ALL of the principal paid over the term of the loan. If Habitat passes, homeowner may sell the home at market value and then the homeowner retains 66% of the net profit, while Habitat retains 33%.
- Our History:** Northwoods Habitat for Humanity (NWHFH) has built 61 homes since 1990. All loans are at 0% interest, processed and maintained locally at NWHFH, keeping the payment affordable with someone local and known accessible for support. Additionally, NWHFH has helped improve 90 homes through Habitat's 'A Brush with Kindness'. Improvements have been valued at over \$219,000 at no cost to homeowners in need. Lastly, the ReStore has diverted millions of pounds of unwanted items from landfills to the ReStore, which then sells the items. Proceeds from the ReStore are used to help fund Habitat's primary mission of building affordable housing.



- Our Mission:** To ensure quality affordable housing options for low- and moderate-income households throughout the entire Headwaters Region, either independently or through strategic partnerships.
- Who do we serve?** We serve income qualified households in Beltrami, Clearwater, Hubbard, Lake of the Woods, and Mahnommen counties. Income qualifications may vary dependent on the specific funding program.
- What do we do?** We partner with local governments, non-profit organizations, educational institutions, and other stakeholders to develop affordable housing opportunities in the communities within our region. We have learned that affordable housing has many forms – single-family homeownership, multi-family rentals, workforce housing, supportive housing, and others – and various funding streams. We work with our partners to determine the best solutions to address this critical need.
- Our History:** The Headwaters Housing Development Corporation (HHDC) was incorporated on April 20, 1998 and is a subsidiary corporation of the Headwaters Regional Development Commission (HRDC). HHDC is a non-profit housing development corporation with 501 (C)(3) status. Created specifically to address the inadequate supply of affordable housing throughout the five counties within Region 2, HHDC works to address critical housing needs that impact our local communities.

HHDC has a long history of building and selling affordable single-family houses for low- and moderate-income persons. It began with the creation of the Beltrami County Affordable Home Construction Partnership in 1994. Beltrami County HRA contracted with HRDC for staff support and formed a partnership with Bemidji High School, Northwest Technical College-Bemidji, and Bemidji Area Habitat for Humanity to build affordable homes in the community. In 1999, the HRA turned this program over to HHDC and operations expanded to all five counties within the Headwaters Region. HHDC has worked with over 100 families in the region to help them obtain stable housing.

In 2007, HHDC and Beltrami County HRA joined forces again to develop the first of three new supportive housing projects on vacant land that is now known as the Conifer Campus. Together, these multi-family projects resulted in the creation of 76 quality rental units in Bemidji. Plans call for continued development of future projects on the remaining 31 acres as additional funding becomes available.

HHDC also works closely with HRDC staff to provide a variety of down payment assistance and rehab loan programs for both qualified new homebuyers and existing homeowners in our communities. All of this work is made possible through grants and other funding awarded through programs offered at the state and local levels.



BI-CAP YOUTHBUILD

Building Brighter Futures Together

- BI-CAP mission:** Helping people in Beltrami and Cass Counties experiencing barriers on their paths towards economic stability.
- YouthBuild mission:** With love and respect, we partner with opportunity youth to build the skillsets and mindsets that lead to lifelong learning, livelihood, and leadership.
- Who do we serve?** Youth are eligible to apply for the BI-CAP YouthBuild program if they are: between the ages of 16 and 24, reside in Beltrami or Cass County, have left the traditional school system at one time, and one of the following: a member of a low-income family, a youth in or aging out of foster care, an offender, an individual with a disability or basic skills deficient, a child of an incarcerated parent, a homeless youth, or a migrant youth, teen parent, or limited English ability. Preference is given to veterans or spouse of veteran. Approximately 80% - 85% enrolled are BIPOC youth, with the majority being indigenous. Enrollment is typically 50% female as well. YouthBuild involvement is a strong deterrent to crime and has a 36-year history of serving youth offenders who go on to lead productive, responsible lives. Recidivism among justice-involved youth averages only about 3% over two years.
- What do we do?** YouthBuild is a pre-apprenticeship education and training program where participants hold three key roles: trainee, student, and employee. They earn a wage for up to 29 hours per week while following a structured schedule of 50% education, career exploration, and life skills; 40% hands-on construction training and work experience; and 10% leadership development, community service, and service learning. YouthBuild participants work toward earning a high school diploma or equivalency while gaining essential life and employment skills. They build a strong work history with professional references, complete résumés and employment portfolios, and earn industry-recognized certifications. Many also obtain their driver's license and participate in service projects that benefit their communities. Participants receive career placement assistance upon exit and one year of follow-up beyond that. Many graduates stay in the region, going on to rent or buy homes, manage businesses, pursue professional careers, or attend local colleges. The program's core mission is to equip young people with the skills, knowledge, and confidence needed to become self-sufficient, successful, and contributing members of their communities.



**Helping People. Changing Lives. Building Community**  
Serving Beltrami and Cass Counties

The homes we build and sell must be sold to a low-income qualifying family and hold a 5-year restrictive covenant to remain low-income. If sold within that time, they must be resold to a low-income qualifying person. We list our homes at a price to recoup the cost to build the next home. Subtracting the labor of our staff and participants, this keeps the cost much lower than a regular contractor. YouthBuild houses take approximately two years to build as we start new cohorts every 6 months and begin training with a new group. Also, they have additional educational and life skills activities that constitute one half of their time in the program.

Our history:

BI-CAP YouthBuild started in 1989 as a state funded pilot program to provide specialized education/training and work experience for youth that were not successful in traditional school settings. It was one of three programs in MN and the only rural site. MN was the first state to fund a program following the YouthBuild model. At 36 years, this makes BI-CAP YouthBuild the oldest running rural program out of 260 programs in 46 states and 80 international.



**Helping People. Changing Lives. Building Community**  
Serving Beltrami and Cass Counties

**Beltrami County Area Housing Collective**  
**Exhibit A: Impact Summary**

Properties studied are evaluated on a basis of property tax impact (total property tax) and Estimated Market Value taken from property tax statements from a period of 2014 through 2025\*. Headwaters Housing Development Corporation (HHDC) and Northwoods Habitat for Humanity (Habitat) samples are from homes built from 2014 through 2025 while Bi-County Community Action Programs (Bi-CAP) samples are homes built from 2000-2025 while only considering data from 2014 through 2025. Note this analysis takes into account tax impact for both the City of Bemidji and Beltrami County. City data is included in County results.

	<b>Beltrami County</b>		<b>City of Bemidji</b>	
	<u>Tax Generated</u>	<u>Change in EMV</u>	<u>Tax Generated</u>	<u>Change in EMV</u>
HHDC	\$1,479,309	\$13,025,000	\$146,693	\$1,611,000
Habitat	\$222,453	\$2,316,493	\$222,453	\$2,316,493
Bi-CAP	\$328,698	\$1,556,800	\$227,606	\$1,267,800
<b>Total</b>	<b>\$2,030,461</b>	<b>\$16,898,293</b>	<b>\$596,752</b>	<b>\$5,195,293</b>

<b>Total # Homes</b>			<b>Beltrami County</b>		<b>City of Bemidji</b>	
<u>County</u>	<u>City</u>		<u>Tax Generated</u>	<u>Change in EMV</u>	<u>Tax Generated</u>	<u>Change in EMV</u>
63	8	HHDC	\$23,481	\$206,746	\$2,328	\$201,375
17	17	Habitat	\$13,085	\$136,264	\$13,085	\$136,264
15	11	Bi-CAP	\$21,913	\$103,787	\$20,691	\$115,255
<b>95</b>	<b>36</b>		<b>\$21,373</b>	<b>\$177,877</b>	<b>\$16,576</b>	<b>\$144,314</b>

\*HHDC data includes homes built and sold starting 2007. Data taken from tax statements between 2014 - 2025.

\*\*12 Bi-CAP homes in the study were built between 1996 and 2013. Data in the study only includes data from 2014-2025

Between 2014 through 2025, a total of 95 homes were built or fully remodeled\*\* by organizations in the BCAHC in Beltrami County resulting in over 2M in new property taxes generated and nearly 17M in Estimated Market Value growth. The average tax revenue generated over a 10 year period is \$21,373 while average increase in market value is \$177,877 per home.

Inside the City of Bemidji only, a total of 36 homes were built resulting in just short of 600k in new tax revenue generated with over 5M in EMV growth.

It is important to consider that these averages include date from 10 year old homes to 1 year old homes. A 10 year look with all homes considered being 'productive' for the entire 10 years would yield considerably higher numbers.



# Impacts of Habitat for Humanity Homeownership

*Connections to Quality of Life*

F E B R U A R Y 2 0 1 5

Prepared by:  
Paul Mattessich and Madeleine Hansen

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# Acknowledgments

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Rena Cleveland	Miguel Salazaar
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Jose Diaz	Priscilla Weah
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First, we would like to thank all of the homeowners who took the time to complete the interviews and share their insights on Habitat homeownership. We would also like to thank all of the affiliates for providing the contact information for the Habitat homeowners in their areas. Additionally we would like to acknowledge Sara Wessling, Susan Hill, and the VISTA program through the Corporation for National and Community Service for their role in creating a pilot study for this project with co-author Madeleine Hansen. Special appreciation is also given to April Riordan, Angie Gross, and Jan Plimpton at Habitat Minnesota for connecting with affiliates, providing the sample of respondents, and providing input on this report.

Funding for this evaluation and report was provided by Habitat for Humanity of Minnesota, through generous support of the Mark Hanson estate.

# Executive summary

## Background

Habitat for Humanity affiliates seek to break the cycle of poverty by working in partnership with low-income families to create simple, decent, and affordable housing. Habitat selects partner families with incomes between 30 and 60 percent of the area median income. Partner families then purchase their Habitat homes with a zero percent interest mortgage and invest between 200 and 500 sweat equity hours to help build their homes.

This study builds on the key themes and areas identified in a 2011 pilot study conducted by Habitat for Humanity of Minnesota. This statewide study investigates the connection between the ownership of simple, decent, and affordable housing and a homeowner's quality of life, including: safety, health, education, social connectedness, family interaction and personal well-being, and economic situation. A representative sample of 402 homeowners from across Minnesota, varying in housing tenure, participated in this study via phone interviews. Their responses were analyzed in total, as well as by geographic region and longevity in their homes.

## Summary of results

Since Habitat homeowners moved into their homes, they reported improvement in almost all areas investigated.

### *Safety*

- Over 90 percent of homeowners feel safe in their homes and about 80 percent feel safer than they were in their previous homes. A similar percentage feel that their children are now safer.

### *Health*

- Of homeowners who have a family member with respiratory illnesses, 57 percent said they improved after moving into their Habitat home.
  - Of those with respiratory illnesses, 74 percent of shorter-term homeowners noted an improvement to their condition, whereas 47 percent of longer-term homeowners noted improvement. The improvement with shorter-term homeowners aligns with the implementation of the Healthy Homes program, and more research should be done to explore this connection.

## ***Education***

- Habitat appears to have positive influence on children's education. Over half of homeowners with children said their children's grades improved after moving into their Habitat home. Nearly two-thirds said their study habits improved.
- About two-thirds of the homeowners with children feel more confident about their ability to fund their children's college education.
- Overall, 90 percent of homeowners said they feel better about their children's future.
- In 92 percent of the Habitat homes, at least one adult, either the homeowner or another family member, started or completed, or plans to start, higher education or training programs after moving in.

## ***Social connectedness***

- More than 80 percent of homeowners reported they feel connected to their community, and over half said they participate more in community activities.
- Two-thirds of families said their children spend more time with their friends and classmates.

## ***Family interaction and personal well-being***

- Two-thirds of homeowners said they get along better with their families, and 70 percent spend more time with their families.
- Nearly 90 percent of homeowners said they feel at least "somewhat better" about themselves, and 75 percent of homeowners feel "much better" about themselves, compared to before becoming a Habitat homeowner.

## ***Economic situation***

- Over half of homeowners said they have more money since moving into their Habitat home, and almost 40 percent said they pay less in housing costs.
- In nearly half of Habitat households, someone changed jobs since becoming a homeowner. Of those, 80 percent said their jobs are better.
- Overall, 87 percent of homeowners used some form of government assistance at the time of application, and, at the time of the interview, that percentage declined by 20 points.

- Use of every type of government assistance program except for disability declined by at least 15 percentage points.
- Reductions in government assistance were greater with longer-term homeowners than shorter-term homeowners in every category except for disability and rent or housing assistance.
- The cost-benefit analysis indicates that the 2,200 Habitat homeowners in Minnesota could be using between \$6.4 and \$9.3 million less in government assistance programs annually.

### ***Overall***

- Overall, 92 percent of homeowners said their lives were better since moving into their home. Of those 92 percent who said their lives were better, 89 percent said they attributed that positive change either “completely” or “a lot” to Habitat.

# Introduction

Does evidence show that acquiring stable housing and becoming a property owner have benefits for individuals and communities? Does homeownership promote educational achievement, good health, feelings of safety, and other elements of quality of life?

Those types of questions motivated the research described here: a follow-up study of persons who achieved homeownership through Habitat for Humanity affiliates in Minnesota. A statewide survey drew a representative sample of 402 homeowners who had moved into their Habitat homes between 1989 and 2014. The current research builds on a pilot study conducted by Habitat for Humanity of Minnesota in 2011.<sup>1</sup>

## Habitat for Humanity

Habitat for Humanity seeks to break the cycle of poverty for low-income families by enabling them to access simple, decent, and affordable housing. Habitat chooses partner families with incomes between 30 and 60 percent of the area median income: in rural areas, that amounts to incomes of approximately \$19,000 to \$36,000; in larger communities, the range can be \$24,000 to \$49,000 (in 2015 dollars). Homeowners then invest between 200 and 500 “sweat equity” hours working alongside Habitat volunteers and staff, often members of their community, to build or rehab their new home, which they purchase with a zero percent interest mortgage through Habitat.

## Purpose of study

This study builds upon a pilot study, conducted in 2011, to understand the impact of the Habitat program on the quality of life of homeowners. The current study examines several dimensions of the lives of homeowners and other household members: education, health, employment, social connectedness, feelings of safety, and other topics. Habitat for Humanity of Minnesota and affiliates suspected that the Habitat homeownership process does more to enhance quality of life than just put a roof over people’s heads. This study offered the opportunity to empirically confirm that suspicion and provide data to help Habitat affiliates tell the story of how Habitat works, helping them to recruit more partner families, volunteers, and donors.

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<sup>1</sup> Hansen, M. (2011). *Habitat for Humanity of Minnesota Homeowner Impact Pilot Study Report 2011*. Minneapolis, MN: Habitat for Humanity of Minnesota.

## Method

For this study, we obtained homeowner contact information from all but four affiliates who build houses in Minnesota.<sup>2</sup> Twelve hundred homeowners were selected to participate and were mailed a letter informing them of the project and instructions for participating. Of those 1,200 homeowners, 402 completed surveys with our interviewing staff via phone, giving us a response rate of 34 percent. The phone interviews were about 15-30 minutes in length, depending on how much homeowners had to say. To say thank you for their time, homeowners could choose to enter a drawing to win one of 10 \$50 gift cards.

SPSS software provided descriptive statistics for structured answer questions. Open-ended question responses were exported from our interviewing platform, Voxco, to Excel for categorization into themes.

## Reporting survey findings

This report presents the survey findings for the sample as a whole. It also indicates differences we discovered based on sorting the respondents according to their location and their length of time residing in a Habitat home.

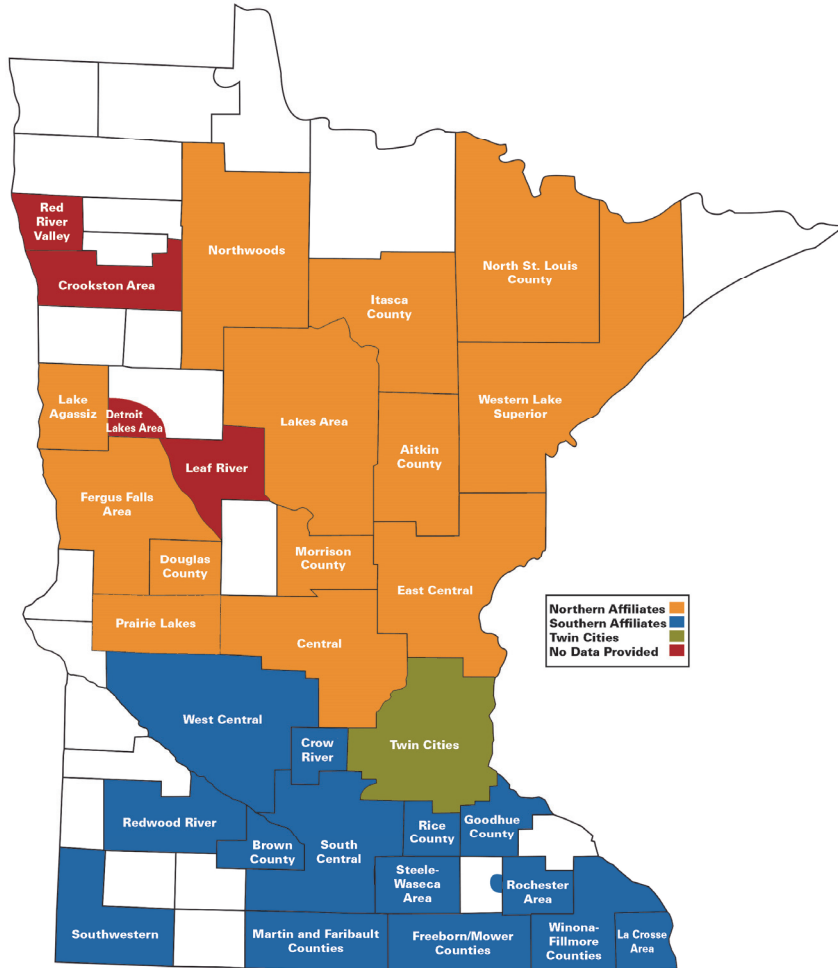
With respect to location, we could not give reports for individual affiliates besides the Twin Cities due to small sample size. Instead, we divided greater Minnesota affiliates into northern (the North, n=92 respondents), southern (the South, n=93), and Twin Cities<sup>3</sup> (n=217) affiliate regions to provide affiliates more nuanced data (Figure 1).

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<sup>2</sup> Participating affiliates represent approximately 98 percent of the Habitat homes built in Minnesota.

<sup>3</sup> The Twin Cities affiliate includes the seven counties in the metro area: Anoka, Carver, Dakota, Hennepin, Ramsey, Scott, and Washington.

## 1. Habitat affiliates by region



### North Regional Affiliates

Aitkin

Central

Douglas

East Central

Fergus Falls

Itasca

Lake Agassiz

Lakes Area

Morrison

North St. Louis

Northwoods

Prairie Lakes (0 responses)

Western Lake Superior

### South Regional Affiliates

Brown

Crow River

Freeborn & Mower

Goodhue

La Crosse Area (only MN homes)

Martin & Faribault

Redwood River

Rice

Rochester Area

South Central

Southwestern

Steele-Waseca Area

West Central

Winona-Fillmore Area

With respect to length of homeownership, the analysis sorted respondents into two categories: those who had lived in their homes for more than five years, referred to as “longer-term homeowners,” and those who had lived in their homes for five years or less, referred to as “shorter-term homeowners.”

Differences of greater than 10 percentage points between the groups were considered large enough to report a difference. Less than that was considered to be relatively similar or consistent across groups. If the differences were relatively similar or consistent between northern and southern greater Minnesota affiliates, percentages were not separated by North and South, but were reported simply as greater Minnesota.

Additionally, all data directly from the survey are included in data tables in the appendix of this report. The tables show data for the whole sample, the North, South, and Twin Cities regions, and shorter-and longer-term homeowners.<sup>4</sup>

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<sup>4</sup> Percentages may vary slightly between the text and data tables due to differences in rounding

# Characteristics of the interviewed homeowners

## Housing tenure

Fifty-five percent of the interviewed homeowners had lived in their current homes for more than five years (moved in prior to 2009). Eighty-seven percent had lived in their current homes for at least two years (moved in prior to 2012).

The length of time that homeowners have spent in their residences appears relatively consistent throughout the North, South, and Twin Cities.

## Family characteristics

Ninety-eight percent of the homeowners have children. For virtually all of those respondents (99%), at least some of their children lived, or had previously lived, in the homeowner's current Habitat home.

The proportion of homeowners currently with preschool children, school-age children, and high school graduates who had lived in the Habitat house (N = 389) fell into the following categories:

- Not yet entered kindergarten: 33%<sup>5</sup>
- Kindergarten through grade 12: 74%
- Graduated/left school: 52%

As to be expected, longer-term homeowners had a higher percentage of children who had graduated from, or left, high school (72%).

Seventy percent of survey respondents identified themselves as female; 31 percent identified as male. These demographic characteristics were relatively consistent for longer- and shorter-term residents, but they varied among regions. The greater Minnesota affiliates had 83 percent female respondents, whereas Twin Cities had 58 percent.

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<sup>5</sup> Each percentage indicates the proportion of homeowners in the survey with at least one child in the specified category. Percentages total more than 100 percent because some homeowners have children in more than one category.

Forty-four percent of the interviewed homeowners identified themselves as white; 34 percent identified as native African; and 13 percent identified as black/African American (Figure 2). This varied greatly between the different regions and also between longer- and shorter-term homeowners. Over half of the respondents from the Twin Cities (57%) identified as native African in contrast to about 7 percent in greater Minnesota. In the North and South regions, the majority of respondents were white (87% and 76%, respectively), whereas only 12 percent of the Twin Cities respondents identified as white. The percentage of native African homeowners was nearly twice as great among shorter-term homeowners (44%) as it was among longer-term homeowners (26%), and the percentage of white homeowners was 10 percentage points less with shorter-term homeowners. Other ethnic groups remained relatively consistent over time.

## 2. Respondents' race/ethnicity by region (N=399)

	Overall (N=399)	North (N=92)	South (N=91)	Twin Cities (N=216)
Black or African American	13%	0%	5%	21%
African native*	34%	3%	11%	57%
Asian, including SE Asian	5%	0%	0%	9%
Hispanic or Latino	4%	2%	9%	2%
American Indian	5%	13%	2%	2%
White or Caucasian	44%	87%	76%	12%
Another race or ethnic group	2%	1%	0%	2%

\* Including Oromo, Somali, and Ethiopian

Additional demographics of those interviewed include:

- 57% of homeowners were married at the time of the interview, and the other 43% were either single and never married, separated, divorced, or widowed
- One-third of respondents listed high school graduate or GED as the highest grade of school completed, one-third had some college or an associate degree, 8% had some high school or less, 9% completed trade school, and the remaining 19% had a bachelor's degree or higher
- 42% of households had two adults living in the house, 22% had one adult, and the remaining 36% had more than two adults in their household, which could include children over the age of 18
- 62% had two or fewer children under 18 living in their household

- 18% had a disabled family member in the home
- 8% had a veteran in their home
- 83% of homeowners had parents or grandparents who had owned their own homes, so they were not first generation homeowners (93% in greater Minnesota and 73% in Twin Cities)

# Quality of life

## Safety

### Overall

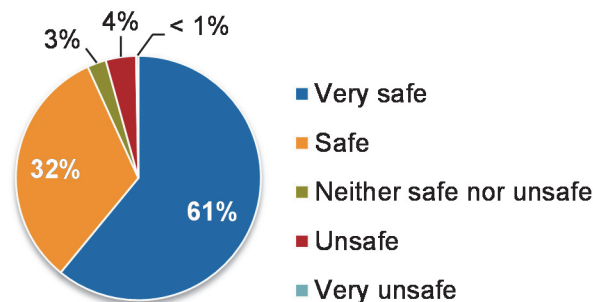
Ninety-three percent of the homeowners feel “very safe” or “safe” in their own homes (Figure 3). Seventy-eight percent feel safer than in their previous residence, 17 percent feel no different safety-wise, and 4 percent feel less safe. The results suggest an association between living in a Habitat home and feeling safe.

Eighty-three percent of respondents consider their children safer after the family’s move into a Habitat home, 12 percent feel that no change has occurred in their children’s safety, and 5 percent consider their children less safe.

Through open-ended questions, homeowners discussed safety as both neighborhood safety and also safety of housing conditions.

*Before we were living in a drug infested neighborhood in a tiny little house that had been made into a duplex. We had lead paint, no furnace filter; there was a hole in the furnace which would leak. I had to tape over the hole so we didn't have to breathe in the fumes. So having this [Habitat] home makes a huge difference of not having to live in that environment.*

### 3. Respondents’ feelings of safety in their current home (N=400)



### Regional

Overall, the percentage of homeowners who feel safe in their homes is relatively similar across regions, however the proportion who said they feel “very safe” varied. In greater Minnesota, 96 percent of homeowners said they feel at least “safe”, with 72 percent of homeowners saying they currently feel “very safe.” Ninety-one percent of Twin Cities

homeowners said they feel safe, with 52 percent considering themselves “very safe.” In regards to change in safety, percentages were relatively similar across regions with about 80 percent of homeowners saying they feel safer and their children are safer than they were before moving into their Habitat home.

*It is definitely more safe because I was living in a house with mold and the lock in the main door didn't work. So it has created a healthier and more safe environment for us to be in the Habitat house.*

### ***Length of homeownership***

The percentages of homeowners who said they currently feel safe in their homes were relatively similar between longer-term and shorter-term homeowners. However, in regards to changes in safety, 85 percent of shorter-term homeowners said they feel at least “a little more safe,” compared to 73 percent of longer-term homeowners. Additionally, a higher percentage of shorter-term homeowners said they feel “much more safe” (64% shorter-term, 54% longer-term). In regards to their children being more or less safe, longer- and shorter-term homeowners were relatively similar, however there was a difference in those who feel their children are “much more safe” (68% shorter-term, 58% longer-term).

*It's helping me. Because I lived before in the very bad neighborhood in [an] apartment, a lot of problems. Now, thank my god, I don't have any problem with that; my family [is] safe, everything is safe. It's going much better than previous. [I'm] proud about owning [a] house, and my family is safe. It's good.*

## Health

### Overall

In regards to health, more than half of homeowners (57%) feel no change has occurred in their (the respondent's) frequency of needing to go to the doctor. Fourteen percent feel that, after moving into their Habitat home, they go to the doctor more often; 29 percent feel that they go less often.

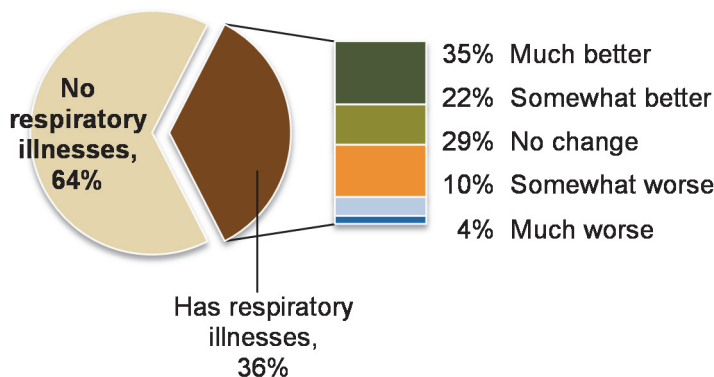
With respect to other family members, 49 percent of respondents said the frequency that other family members need to go to the doctor has not changed, 11 percent feel their family members go more often to the doctor, since moving into the Habitat home, 40 percent feel other family members go less often to the doctor.

In addition to overall health, we inquired particularly about asthma or respiratory allergies. Of our sample, 36 percent of homeowners said they have, or someone in their home has, a respiratory or lung illness such as asthma or allergies. Of those, 57 percent said their condition has gotten better since moving into their Habitat home, and 29 percent said it has stayed the same (Figure 4).

Since approximately half of the homeowners feel no change has occurred in their needs to go to the doctor and that no change has occurred in the needs for other family members to go to the doctor, no strong relationship appears between health and Habitat homeownership. However, it's worth noting that nearly 60 percent of Habitat homeowners or family members with respiratory illnesses noted improvement in those conditions, which corresponds with anecdotal accounts of houses having less mold and a healthier environment.

*My health issues improved -- because before we were living in an apartment and the rooms were dusty and smelly because the ceilings were wet [leaked] and moisture made it feel damp and one of my sons had asthma that made it worse. Since being in the [Habitat] home, he is much better now.*

#### 4. Respiratory health (N=397; of those that had respiratory illnesses, N=136)



## ***Regional***

Across each of the three regions, the percentage of people who reported no change in needing to go to the doctor was relatively consistent. In regard to other household members, Twin Cities and the South had similar percentages of family members going to the doctor less often (41% and 46%, respectively) as opposed to 32 percent in the North where more people said there was no change.

More people in the South (48%) reported having respiratory illnesses than in the North (38%) or in the Twin Cities (31%). Of the people with respiratory illnesses in the Twin Cities, 21 percent said their condition worsened as opposed to 10 percent in greater Minnesota. However, across the three regions, just over half of the people with respiratory illnesses said their condition improved.

*Medical-wise, my children are not on steroids. It has impacted us medically, greatly. Before when we were renting, my children would break out from the mold, and they were all on oral and topical creams. Once we moved out, within a few months, their skin cleared up and the need for medications was gone.*

## ***Length of homeownership***

Analysis revealed no differences between longer- and shorter-term homeowners regarding frequency of seeing doctors.

Fewer shorter-term homeowners said they have respiratory or lung illnesses (28%) than longer-term homeowners (43%). While there are fewer respondents that have these conditions, and thus a small sample size, 74 percent of shorter-term homeowners or family members with respiratory or lung illnesses said their condition improved since moving into their Habitat home, compared to 47 percent of longer-term homeowners.

In 2009, Habitat for Humanity of Minnesota implemented the Healthy Homes program, working with Habitat for Humanity affiliates to plan, build, and track the performance of affordable, energy efficient, accessible, and healthy homes in new construction, rehab, and repair. The timing of the implementation of this program and its focus on building healthy homes aligns with the increase in improvement in respiratory conditions for shorter-term homeowners. Additional exploration could be done to investigate this relationship.

*My youngest daughter was always sick when we lived in an apartment because the apartment was filthy and unsanitary to live in. Now her asthma is much better, she doesn't have to use her medication anymore.*

## Education

### *Overall*

The survey's questions about education elicited notable perceptions of changes resulting from the move into a Habitat home.

### **Children's education**

Parents provided an opinion on their children's grades prior to moving into their Habitat home and an opinion on whether their children's grades had changed since the move.

Among the homeowners with children currently in grades K-12 and/or with children who had graduated from high school, 56 percent feel their children's grades in school improved after the family moved into their Habitat home.

Sixty-four percent feel their children's study habits improved after moving into their Habitat home.

One-third feel their children's school attendance improved after moving into their Habitat home, and two-thirds feel no change occurred.

*For [my child], there's better stability in being in one place and a better study schedule has happened.*

*We really like the school district. My children have a wide range of AP credits for college, take college credits, and the school system is ranked really high out of the whole entire nation, not just the state.*

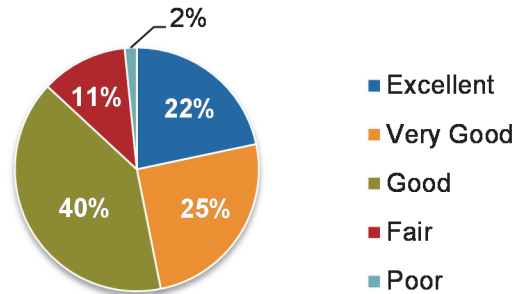
To improve our understanding of changes in children's grades, study habits, and school attendance, we looked separately at those children who did well and children who did not do well prior to moving into Habitat homes (Figures 5, 6, and 7).

Among homeowners who said their children's grades were "poor" before moving into their Habitat home, 100 percent said their children's grades and their study habits were "much better" since moving into their Habitat homes. Additionally, of the homeowners who said their children's grades were "fair" before moving into their home (12%), 81 percent said their children's grades improved, and 70 percent said their study habits improved.

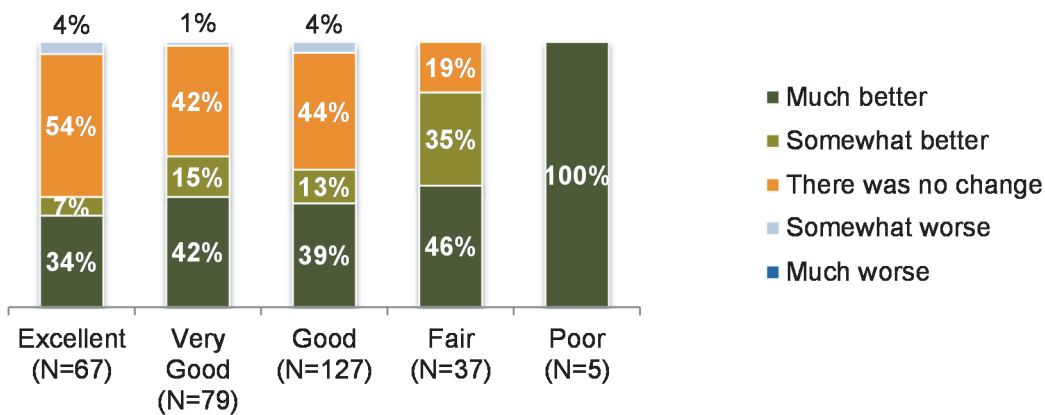
Forty percent of homeowners said their children's grades were "good" before they moved in. A little over half of those respondents said their grades improved (52%), while 44 percent said grades did not change. For study habits, 56 percent said they improved, and 43 percent stayed the same.

Forty-seven percent of homeowners said their children’s grades in school, before the move, were already “excellent” or “very good.” Even among this group, half said their children’s grades improved and 47 percent said grades didn’t change. Sixty-nine percent said their study habits improved.

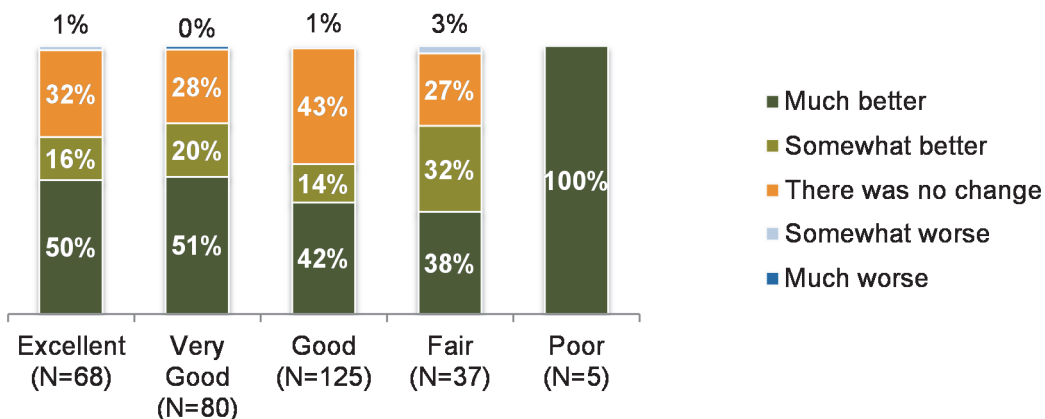
**5. Children’s grades in school before Habitat (N=322)**



**6. Children’s grades before Habitat and improvement levels (N=315)**



**7. Children’s grades before Habitat and study habit improvement levels (N=315)**



From these data, it appears that Habitat homeownership may be associated with improvements in both children's grades and study habits.

*Now they have room to study. In the apartment they only had a countertop, and now they have more room to do their homework.*

*Education to my children- the environment before was so bad and my kids can't go out and were not happy, and now the environment is better so they can go out and be happy and can concentrate on their education.*

Additionally, about two-thirds of the homeowners with children feel more confident about their ability to fund their children's college education, since moving into their Habitat home.

*Now we pay less money for housing and have a better home. We can use the money saved to save for children's college, buy clothes and food and be more independent.*

Overall, 90 percent of homeowners said they feel better about their children's future, 9 percent said no change has occurred, and 1 percent feel worse.

*My children are able to complete high school and get their diploma and such. If we didn't own the house, they might not have completed school.*

## **Adult education**

Since moving into their Habitat home, one-third of the homeowners started or completed higher education or training programs. Most commonly, this involved enrollment in a community, technical, or four-year college, but participation ranged from GED programs to master's programs and other vocational training. Just under one-third (31%) have plans to continue their education.

*[As a] nursing program student, I was very close to giving up and to stop going to school, and take care of my kids first and find a better place for them first, then as time allows me I will go back to school. I was almost going to quit school next semester, but fortunately, [with] Habitat for Humanity, I will not give up on school. They gave me a good chance. That's why I'm still going to school. Since then, I will hopefully be an example of what Habitat is doing to families. I will try to do something good for somebody else that they can't do for themselves -what I learned from Habitat.*

*I can afford to go back and finish my college degree. I am graduating this year. Because of Habitat for Humanity I am not paying a lot for the house mortgage and so I can go to school.*

Half of the homeowners (49%) reported that another adult in their household started or completed higher education or training programs since moving into their Habitat home.

Again, most commonly, this involved enrollment in a community, technical, or four-year college.

*Before, I was a college student and I dropped out and my brother was going to drop out of high school so he could work and help pay a mortgage/rent, but now that we have a Habitat house my brother can just concentrate on his education and he's ready to graduate this June 2014!*

Combining the information on all adult members of the households of survey respondents indicates that, in 92 percent of the Habitat homes, at least one adult started, completed, or plans to start higher education or training programs after moving in.

## ***Regional***

### **Children's education**

The Twin Cities reported the best pre-Habitat grade ratings with 53 percent saying their children's grades were "excellent" or "very good." Among the North and South, about 40 percent say their children's grades were "excellent" or "very good" (Figure 8).

Across regions, the percentage of homeowners who said their children's grades improved varied greatly. The percentage was highest in the Twin Cities at 65 percent, followed by the South with 52 percent, compared to only 39 percent in the North (Figure 9).

In regard to children's study habits, the Twin Cities also had the highest percentage of homeowners who said they improved (75%), compared to the greater Minnesota affiliates (53%).

Forty percent of Twin Cities families reported their children go to school more often since becoming a homeowner, compared to 25 percent of greater Minnesota families, who were more likely to say there was no change to their children's school attendance.

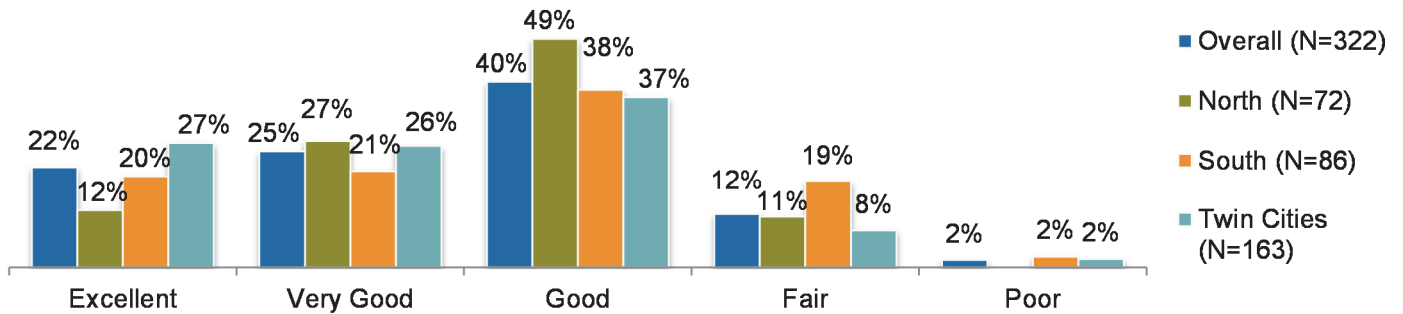
*It's helped me raise my kids the way I want to raise them. Before, when I was at my Dad's house, it wasn't my rules and that interfered with how I raised. Now, when I say it's study time its study time!*

More families in the Twin Cities reported being confident in their ability to fund their children's college education, with three-quarters (74%) saying they felt more confident compared to 63 percent in the South and 48 percent in the North.

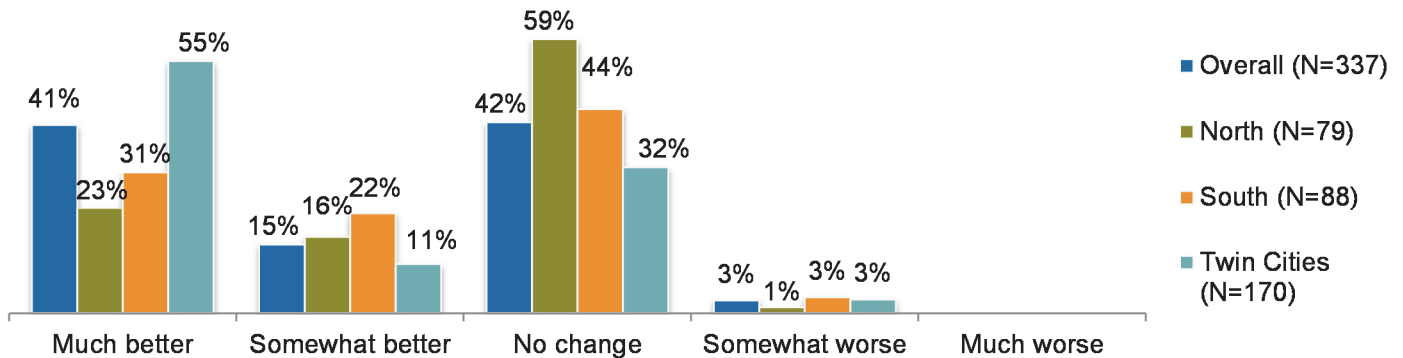
*In the future when my kids go to college or university I'm not worried about the mortgage to pay the house.*

The percentage of parents who said they feel at least “somewhat better” about their children’s future was relatively similar. However, the percentage of parents who feel “much better” about their children’s future was around 75 percent for the South and the Twin Cities, whereas that number was around 60 percent for the North.

**8. Children’s grades before Habitat (N=322)**



**9. Impact on children’s grades (N=337)**



**Adult education**

The percentage of homeowners who said they have started or completed a higher education or training program since moving into their Habitat home was relatively consistent across regions, although the percentages of homeowners who plan to start a program was higher in the Twin Cities (38%) compared to greater Minnesota affiliates (23%). Most commonly, this involved enrollment in a community, technical, or four-year college. Many people also said they started or completed another form of educational training including things ranging from healthcare or nursing degrees and certifications, to computer or technology skills classes, to English classes.

*I am able to go to school and get my bachelor's degree. My kids have their own rooms and they can study in their own rooms.*

For other family members starting or completing a higher education program, households in the South had a higher percentage of people who had already started or completed a program (56%) compared to the North (46%) and Twin Cities (51%). In the Twin Cities, 87 percent of homeowners say they have someone in their household either starting or completing a program or planning to start or complete a program. For both of the greater Minnesota regions, this percentage was 79.

*In the first place, once I got in the Habitat house, I had a relaxed mind. I could leave my kids and not worry that they'd be harmed. Then I was able to go to college and get my master's. My kids have been able to go to school. We have extra money and live a better life than when we were living in an apartment.*

### ***Length of homeownership***

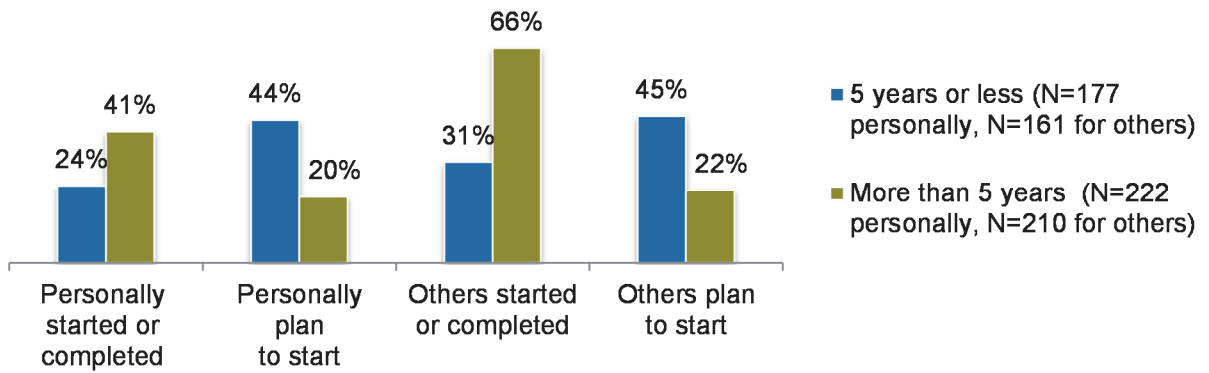
When reporting what their children's grades were in school before moving into their Habitat home, percentages were relatively similar across longer- and shorter-term homeowners. However, shorter-term homeowners reported a higher percentage of improvement of children's grades with 63 percent saying their grades were better compared to 51 percent of longer-term homeowners.

Improvement in study habits, school attendance, confidence in funding their children's education, and feelings about their children's future were all relatively similar.

In regard to adult education, over time, more homeowners and family members have started or completed higher education or training programs. For both homeowners and other people in the home, longer-term homeowner families have around double the percentages of shorter-term families who have started or completed a program. For those who plan to start, the relationship is reversed, and shorter-term homeowner families have about double the percentage of longer-term homeowners (Figure 10).

*The first thing in the US it is hard for people to find a safe house and an education for your children. I found all that in my Habitat house. They help me with my finances so I can help my husband to go to school.*

**10. Adult education for longer- and shorter-term homeowners  
(N=399 for personally starting a program and N=371 for others in the home)**



## Social connectedness

### Overall

More than 4 out of 5 homeowners (84%) reported that they feel “very connected” or “somewhat connected” to their community.

*I feel more confident, more relaxed and much more connected to the society.*

*The way the community pulled together to help us was amazing, and [they were] supportive of us getting a Habitat home. It gave us a stronger connection to our community.*

More than half of homeowners (56%) feel they participate more in groups and activities in the community since moving into their Habitat home, while a third report no change in their participation, and 11 percent report less participation than before they moved in.

*They give us the strength, the money, the wisdom, and the courage to become a better person and have a better life such as getting involved with the community and being a good citizen.*

Two-thirds of the homeowners (64%) feel that their children spend more time with friends and classmates than they did before moving in, while one-fourth (27%) feel that no change occurred and 9 percent reported a decline.

*Our children feel better when they invite friends to come over and we can invite friends from church and we have a lot of space, a good kitchen, space for our children to do homework. We feel comfortable in our home- it's a beautiful home.*

### Regional

The greater Minnesota respondents reported a higher percentage (90%) than the Twin Cities respondents (78%) of feeling “very connected” or “somewhat connected” to their community (Figure 11).

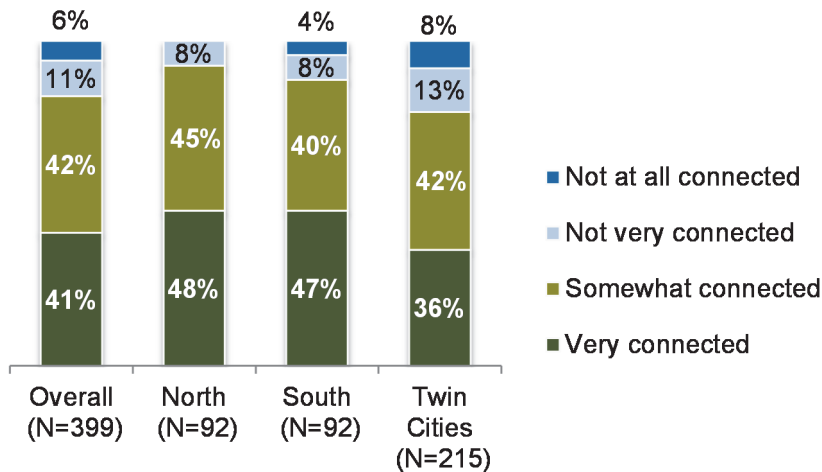
Regarding increase in participation in groups and activities in their community, the percentages across regions are relatively consistent. However, only 5 percent of greater Minnesota respondents said they participate less in activities, and 15 percent of Twin Cities families said they participate less.

The North reported a higher proportion of children spending more time with friends and classmates (74%) compared to the South (64%) and the Twin Cities (61%).

Spending less time on being concerned about living or conditions on where we're living so we're able to spend more time on fitting into community activities or church activities because we have more time to do it and we feel mentally and socially better about those situations too.

My children are more involved in activities such as Girl Scouts, sports, lacrosse. They enjoy it more and my daughter is in band and loves it. My youngest daughter has sleep overs now, and my neighbors helped me when the snow was bad this year.

## 11. Community connectedness (N=399)



### *Length of homeownership*

Analysis revealed no differences between longer- and shorter-term homeowners regarding feeling connected to the community. However, 61 percent of longer-term homeowners say they participate more in community groups or activities compared to 51 percent of shorter-term homeowners. Regarding children spending time with friends and classmates, percentages were relatively similar across time.

Truthfully, it's just made me a better person than what I could have been. [I have] a better understanding of other people, kind of looking at the bigger picture. There's more than just me and my family, there's other people out there that need help. It's made me more involved with Habitat and the community. I am actually on one of the boards for Habitat and I'm also involved in a lot more community events and fundraisers in the community. There's tons of stuff to do in the community. It changed my family's life. Before we moved into our house, we were living in a pretty rough neighborhood, drugs and cops being called. There was actually a death in that neighborhood--a suicide. I didn't really want my family in that situation.

## Family interaction and personal well-being

### *Overall*

#### **Family dynamics**

Two-thirds of homeowners said they get along better with their family than they did before becoming a Habitat homeowner. Approximately one-third said there was no change, and only 2 percent of homeowners said they get along worse than before.

*We get along a lot better. Before we lived in a very cramped place, we fought a lot more - my two sons were not friends at all - now they are best friends. My daughter and I did not have a relationship but since the Habitat house, my daughter and I are very close.*

Similarly, regarding spending quality time with their families, 70 percent said they spend “much more time” or “a little more time” with their families. A quarter said there was no change, and 6 percent reported spending less time with their families.

*I was working 2 and 3 jobs to pay bills and barely feed my family. I was feeling guilty not being there for my family. My kids were always at day care. Now I can spend time with my children. I have everything that they need. They don't have to decide to buy shoes for one and the other one is left out. It's just a blessing.*

#### **Personal well-being**

Overall, 89 percent of homeowners said they feel at least “somewhat better” about themselves than before becoming a Habitat homeowner; 75 percent rated themselves as feeling “much better”. Only 2 percent indicated they feel worse. This suggests that Habitat homeownership influences self-esteem.

*It has affected us watching the community come together- helped us as a family realize that we are important, and having a house to live [in] gives you hope. It helps your self-esteem and have hope for the future.*

Ninety-three percent of homeowners feel at least “somewhat more positive” about the future, with 75 percent of homeowners feeling “much more positive” about the future. Only 2 percent said they feel more negative. This indicates a strong relationship between Habitat homeownership and hope for the future.

*It made us a lot happier. I worry less. I feel much better for me and my children's future. I have more energy now. Everything is much better, much happier for me and my family.*

In addition to our structured questions regarding self-esteem and feelings about the future, in our open-ended question, homeowners repeatedly talked about personal well-being and expanded the concept of personal well-being. They reported less stress, embarrassment, and shame, and more freedom and independence, security and stability, peace of mind, and pride and happiness in owning their own home.

*It makes me feel more independent. Being a homeowner instead of a renter, being that I have more of my own, and then I can spend a lot more time with my [child who has a disability]. Being more independent and feeling like I've achieved something, having my own home. And having that responsibility makes me feel a lot better about myself.*

*We're more together now, we do more things and my grandkids that live with me see that I'm a homeowner and want to do the same thing. I feel more motivated because I worked hard to get this house and to maintain it.*

## ***Regional***

### **Family dynamics**

Twin Cities homeowners reported the biggest change in family dynamics, with 74 percent saying their family got along “somewhat better” or “much better.” In contrast, only 53 percent of the respondents in the North said their family dynamics were better. The North had the highest proportion of people who said the dynamics did not change (47%). The South was right around the overall percentage with two-thirds of homeowners saying their family dynamics were better.

A higher percentage of Twin Cities homeowners also reported spending more time with their families (76%), compared to 63 percent of greater Minnesota homeowners.

*Well it has improved our connection with the family socially. We have enough time to be together with my family and do our garden, and we have also enough rooms for us and our kids.*

### **Personal well-being**

For both feeling better about themselves and for feeling more positive about the future, the regions appear relatively similar.

*[Habitat homeownership has] given me a sense of dignity which allowed me to instill that in my kids. I feel so proud of myself and independent because of the house.*

### ***Length of homeownership***

A higher percentage of shorter-term homeowners (75%) reported spending more quality time with their families since becoming a homeowner than longer-term homeowners (65%).

Analysis revealed no differences between longer- and shorter- term homeowners regarding their personal well-being.

*I've gotten to know the community better, greatly reduced our housing costs, we're more stable and feel more like a true family.*

*It's amazing to have our own backyard and have play time and be together, and to come into the house and have our own space. We have our own bedrooms. My boys feel better about themselves and where they live. They are not embarrassed anymore.*

## Economic situation

### *Overall*

Regarding homeowners' overall financial and economic situation, a little more than half (53%) of homeowners said they have more money than they did before moving into a Habitat home. Twenty-eight percent of homeowners said there has been no change and 19 percent said they have less money.

*The money thing, it's huge, we have much more money left over after paying the mortgage each month. We are able to have less stress and can have our children participate in band, sports and other school and community activities that charge. We planted a tree when we moved in and now this tree has grown and we take pictures by that tree and we can actually say that my kids grew up in this house.*

### **Housing costs**

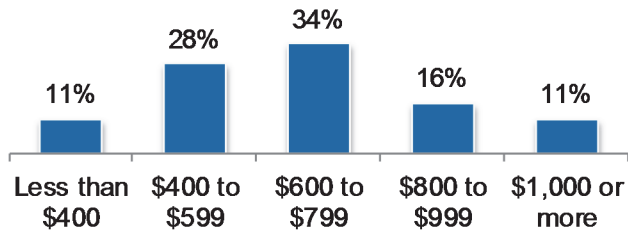
To gain a homeowner's perspective on housing costs, the survey asked respondents to estimate about how much they pay for housing, including mortgage payments, property taxes, and insurance, but not including utilities. While the interviewers explicitly requested only these expenses, it is possible that homeowners included an expense other than those stated, or excluded one of them. For example, housing association fees might be lumped together with housing costs but do not apply to all homeowners. As shown in the Monthly Housing Expenses figure below, the majority of homeowners have monthly housing expenses less than \$800 (73%), with the most commonly reported amount being \$600-\$799 (Figure 12).

The survey asked if homeowners pay more or less in monthly housing costs than they did before moving into their Habitat home. About half said they pay more (52%); 10 percent said there was no change, and 38 percent said they pay less. The percentage of people who said they pay "much more" equals that of people who said they pay "much less" (21%).

*It makes living a lot easier, not having to worry about the cost of housing. It is extremely expensive to rent. A Habitat house is much more affordable and it allows me to have a car to take me to work--back and forth. It has allowed us to better ourselves.*

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## 12. Monthly housing expenses (N=387)



### Employment

The survey asked if anyone in the family had changed jobs since owning their Habitat home, and 47 percent said yes. Seventy-nine percent of those homeowners said their jobs were at least “somewhat better.” An additional 13 percent said there was no change in the quality of job, and 8 percent said their jobs were worse.

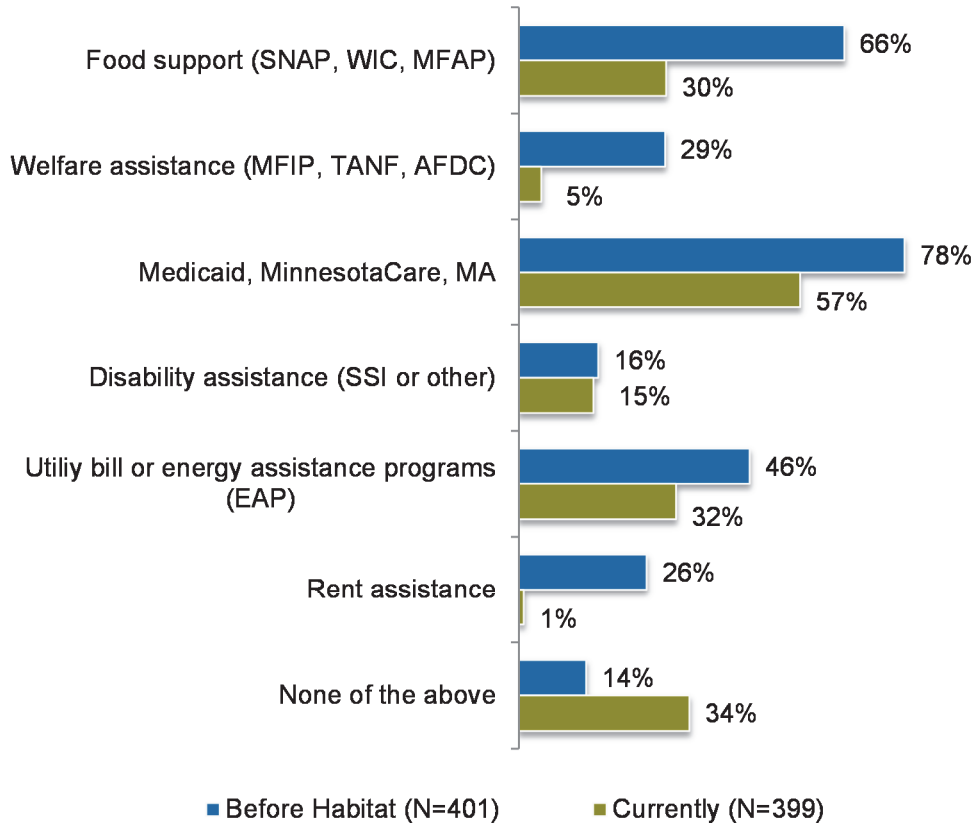
*It has given me the opportunity to better provide for my children by going back to school and getting a better job. I couldn't have afforded to do that before getting the Habitat home.*

### Government assistance

As Habitat applicants, potential homeowners must have an income between 30 and 60 percent of the area median income, or generally between \$19,000 and \$49,000 a year based on location. Habitat homeowners often qualify for government assistance programs at the time of application. At the time of application, 87 percent of homeowners were using at least one government assistance program. At the time of our survey, that number had dropped to 66 percent. Additionally, the average number of programs being used by families decreased from 2.6 programs to 1.4 programs. There was at least a 15 percentage point reduction in every type of government assistance program used except for disability, which was expected to remain the same (Figure 13).

*I am not dependent on welfare now and ... I pay my own bills and I save more money now- I pay everything myself such as health insurance, life insurance, medical, etc. I feel good and positive about myself.*

**13. Government assistance program use (Before, N=401; currently, N=399)**



***Regional***

Overall, changes in the amount of money homeowners feel they have remained relatively consistent across regions.

*As a single parent it gave me much more [of] a feel of security and independence. It gave me the confidence and support that I needed to bring my children up. It has given me an opportunity to financially build from where I was at after my divorce. I didn't know what I was going to do as a single mom and renting, and I didn't know which way to turn. I saw the application in the library and I figured what the heck. It was, at the time, an unbelievable dream come true for me. It opened up all kinds of doors for me that I felt confident pursuing as a parent. I was making ends meet, barely, but it lifted a lot of the financial stress off me because it gave me the basis of "this is what it is going to be each month". It gave me a firm foundation to go from. Because of the divorce I had a lot of things to clean up financially, and it helped me to slowly climb out of that deficit to the point that I now feel pretty good about where my credit scores are. I am sure a lot better off than I was back then.*

## Housing costs

Housing costs varied greatly among regions. Thirty-two percent of homeowners in the North spend less than \$400 a month, in great contrast to the one percent of homeowners in the Twin Cities who spend that amount on housing. While the majority of homeowners in the North and the South spend less than \$600 a month for housing, almost half of Twin Cities homeowners spend between \$600-\$799 for housing (Figure 14).

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### 14. Monthly housing expenses across regions

Estimate of expenses	Overall (n=387)	North (n=91)	South (n=91)	Twin Cities (n=205)
Less than \$400	11%	32%	12%	1%
\$400 to \$599	28%	42%	55%	11%
\$600 to \$799	34%	17%	23%	47%
\$800 to \$999	16%	3%	9%	24%
\$1,000 or more	11%	7%	1%	18%

This difference carried over when asked if the amount they are paying now is more or less than what they were paying previously. Twenty-nine percent of homeowners in the Twin Cities pay less than they paid before moving into a Habitat home, whereas 48 percent of homeowners in greater Minnesota affiliates pay less than before.

*I'm very blessed to have found Habitat for Humanity and this program. Where I lived before I was paying twice as much for terrible living conditions. There were empty gun shells in the hallways, and glass in the park. Now we feel so much safer and secure, and are just so happy to have a home we can really call our own.*

*Habitat for Humanity gave me the opportunity to become a homeowner in an environment where the system isn't always fair as to who can become a homeowner. Homeownership has given me wealth, a financial asset, peace of mind and helped stabilize my housing situation. Plus it's given us a health advantage and allowed us to get away from rental properties which included mold and mildew.*

## Employment

Homeowners in the North (57%) changed jobs more often than their South and Twin Cities counterparts (46% and 43%, respectively). Of those who changed jobs, over 80 percent of homeowners in the Twin Cities and the South reported their jobs were better, compared to just over 70 percent in the North. In the North, there were more who reported their job quality did not change.

*Opportunity to higher education that will lead to higher wages and more confidence as parents. Watching the volunteers work on [the] house open[ed] our eyes to being more aware of other situations, and in turn, now we volunteer.*

*I really greatly impacted...I used to work full time and my wife worked full time and then we found it hard to find jobs. Now I have a part-time job and my wife has a part-time job. If I did not have a Habitat home I don't know if I could afford to pay for rent, utilities and life essentials like transportation, doctors and that stuff.*

## Government assistance

The percentages of people using each government assistance program before their Habitat home was relatively consistent between the North and South, with the only noticeable difference being that a higher percentage of people in the North used utility bill or energy assistance programs. Compared to Twin Cities homeowners, greater Minnesota homeowners used all of the government assistance programs at rates nearly 10 to 20 percentage points higher before moving into their Habitat home. Current program use, however, is relatively consistent across regions and most programs. The main exception is current utility bill or energy assistance program use, which is highest in the North (41%) and lowest in the South (24%). Additionally, as disability assistance was being used at higher rates in greater Minnesota, and we don't expect it to change greatly over time, it remains higher in greater Minnesota. In regards to percent change, greater Minnesota had at least a slightly bigger reduction in use of all government assistance programs, which is expected since they had higher use of programs before Habitat. Of noticeable difference were percentage-point reductions of greater Minnesota homeowners' use of food support (43% compared to 30% in Twin Cities), utility bill or energy assistance (26% compared to 5% in Twin Cities), and rent assistance (34% compared to 17% in Twin Cities).

### 15. Government assistance program use across regions

		North	South	Greater MN	Twin Cities
Food support (SNAP, WIC, MFAP)	Before Habitat	76%	75%	76%	57%
	Currently	33%	32%	33%	27%
	Percentage point change	-43%	-43%	-43%	-30%
Welfare assistance (MFIP, TANF, AFDC)	Before Habitat	36%	32%	34%	26%
	Currently	7%	7%	7%	3%
	Percentage point change	-29%	-26%	-28%	-23%
Medicaid, MinnesotaCare, MA	Before Habitat	86%	79%	82%	74%
	Currently	60%	57%	59%	55%
	Percentage point change	-25%	-22%	-24%	-19%

## 15. Government assistance program use across regions (continued)

		North	South	Greater MN	Twin Cities
Disability assistance (SSI or other)	Before Habitat	27%	23%	25%	8%
	Currently	25%	16%	21%	10%
	Percentage point change	-2%	-7%	-4%	2%
Utility bill or Energy Assistance Programs (EAP)	Before Habitat	64%	52%	58%	37%
	Currently	41%	24%	32%	31%
	Percentage point change	-24%	-28%	-26%	-5%
Rent assistance	Before Habitat	35%	37%	36%	17%
	Currently	1%	2%	2%	1%
	Percentage point change	-34%	-34%	-34%	-17%
None of the above	Before Habitat	9%	13%	11%	16%
	Currently	33%	34%	34%	35%
	Percentage point change	24%	22%	23%	19%

The percentages of people who reported currently using no government assistance programs remained relatively consistent across regions. Overall, the average number of programs used was reduced by 1.57 in the North, 1.59 in the South, and 0.91 in the Twin Cities.

*I have everything I want to do. I am comfortable. It's much better, completely. It helps me with my career, and my children's career, too. Moving every single year, we don't have that problem. All of us feel that the house is much better. It's an amazing life. Mentally, physically, it supports us. Financially, it supports us. We are comfortable. I work, I make my payments. Even if you have government help, they only help financially, you are supposed to look every year for another house. You have a lot of kids, I can't rent, you have a lot of problems, you own your own house if you have a big family like me. I really appreciate it.*

### ***Length of homeownership***

Analysis revealed no differences between longer- and shorter-term homeowners regarding their current financial situation.

### **Housing costs**

Analysis revealed no differences between longer- and shorter-term homeowners regarding housing costs or change in housing costs.

## Employment

Fifty-four percent of longer-term homeowners changed jobs since owning their Habitat home compared to 39 percent of shorter-term homeowners, probably due to the greater length of time they had to change jobs. However, reports of job quality remained relatively consistent.

*To me personally, it takes you out of poverty. There is something about saying I have a house and a yard that feels nice. I have room for my 9 grandkids to stay overnight. My kids were all able to work at the local fast food which was a block away. It was great. There is pride in knowing that this is mine.*

*The mortgage that we are paying is less than we were paying for our rent before. It helped support the kids. We help with their tuition and other basic needs that they need: clothing, school materials and other food. We can pay other bills if we have any problems. We were unable to pay other bills because of the high amount we paid when we were renting. It helps us to pay all of these bills without any problems, worries -health insurance, car insurance, telephone, bills we pay every month.*

## Government assistance

Reductions in government assistance were greater with longer-term homeowners than shorter-term homeowners in every category except for disability, for which almost no change occurred for everyone, and rent or housing assistance, for which change occurred about evenly for both groups (Figure 16). Disability assistance should remain relatively consistent across time, and the data confirmed this. The data on rental or housing assistance suggests that reduction in need occurs soon after a person becomes a homeowner, which is to be expected. The difference between longer-term and shorter-term homeowners use of other assistance programs suggests that reductions occur gradually.

### 16. Government assistance use over time

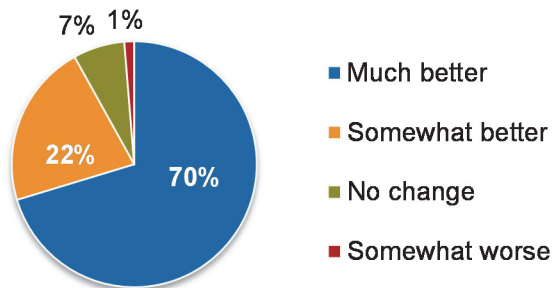
	Before Habitat (N=136)		Currently (N=265)		Percentage point change	
	5 yrs or less	More than 5 yrs	5 yrs or less	More than 5 yrs	5 yrs or less	More than 5 yrs
Food support (SNAP, WIC, MFAP)	64%	68%	35%	26%	-29%	-42%
Welfare assistance (MFIP, TANF, AFDC)	24%	34%	6%	4%	-18%	-31%
Medicaid, MinnesotaCare, MA	82%	75%	64%	51%	-18%	-24%
Disability assistance (SSI or other)	13%	19%	11%	19%	-2%	0%
Utility bill or Energy Assistance Programs (EAP)	43%	50%	31%	33%	-12%	-17%
Rent assistance	26%	25%	1%	1%	-25%	-24%
None of the above	13%	14%	27%	40%	14%	26%

## Homeowner's view of overall Habitat impact

We asked homeowners if their lives and the lives of their family members were better or worse and how much of that change could be attributed to the Habitat program. Overwhelmingly, 92 percent of homeowners said their lives were better; of those, 89 percent<sup>6</sup> said they attributed that positive change either “completely” or “a lot” to Habitat (Figure 17 and 18).

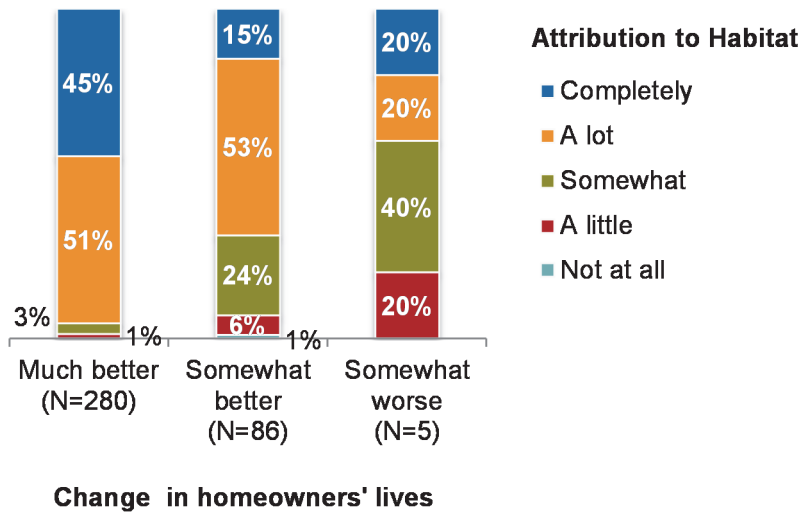
*Yeah it changed my life 100%. It changed my life, very good. We already settled in my house, before I used to live in apartment, now I'm 100% safe for my family. When my kids go to school, it's a very nice place. He got the same education with my neighbor, they share the same language. And we got some more room for inside the house, I got my own bedroom, my daughter. And the other one is, I pay mortgage and that mortgage will be mine when I finish the mortgage payment. I have my own equity; I used to not have my own, now I have my own equity. And now it's very clean in our area, it's very safe. When I speak the English language, I can't say a lot, [but] I'm very happy when I live in that house. It a lot of things change in my life.*

### 17. Change in homeowner and family members' lives



<sup>6</sup> That is, of the 366 homeowners who reported their lives were “much better” or “somewhat better” and who indicated the extent to which the change in their lives resulted from Habitat homeownership, 326 said they attributed that positive change either “completely” or “a lot” to Habitat.

**18. Change in homeowner and family members' lives and how much Habitat contributed to that change**



**Regionally**

Overall, the percentages of people who said their lives were better were relatively similar ranging between 91 and 95 percent. The Twin Cities reported a higher percentage of homeowners who said their lives were “much better” (74%, compared to 70% in the South and 63% in the North). Of those who said their lives were better in each region, 92 percent of Twin Cities homeowners, 91 percent homeowners in the South, and 82 percent homeowners in the North attribute that improvement “completely” or “a lot” to Habitat.<sup>7</sup>

*Habitat for Humanity - they make me happy because when you have little children and when they are young, they are jumping or running every day. When you rent, people complain. Now they jump and run and they are free. No one complains. They have a yard, a backyard. We're feeling good, very good. We have good neighbors. The city has a big park. They play if they want to. It's safe; there's not too much traffic. It's good. If you have a big family, it's too hard to find an apartment to fit you. They say if you have 6 children, they can't fit you. It's hard to find houses for rent. If your kids break something the owner says move out. Now, this is your house and if you broke something you can fix it. It's yours. And in the future when my kids go to college or university I'm not worried about the mortgage to pay the house. And we like that this program is so very good for the families.*

**Length of homeownership**

Analysis revealed no differences between longer- and shorter-term homeowners regarding the overall impact.

<sup>7</sup> Similar to the calculations reported in the preceding footnote, the numbers are: 178 out of 194 for the Twin Cities region; 77 out of 85 for the South; and 71 out of 87 for the North.

# Words from homeowners

## Stories of impact

We asked homeowners to share with us examples of the impacts that Habitat has had on their lives. These responses often aligned with the themes in the report, and quotes have appeared throughout the report. Statements from respondents generally fit into the following categories:

### **Peace of mind and general happiness:**

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Pride/happiness in owning own home

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Stability/security/feeling settled

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Less stress/worry

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More flexibility/freedom

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Less stigma around low income housing/feel less embarrassed/less shameful

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Increase in homeowners' self-esteem/confidence, feeling better about themselves

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Positive influence on kids/family

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Feel better about kids' future

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Kids feel better about themselves

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### **Safer:**

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Safer neighborhood/area

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House condition is safer

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### **Physical space improved:**

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Physical quality of house improved

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Bigger or personal space/privacy (e.g., bigger house, own space, bedrooms, etc.)

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Room to play/ride bikes

---

Yard/garden/outside

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Like neighborhood/area

---

Noise issues resolved (can make noise/don't hear others' noise)

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Able to have control of/change aspects of house (e.g., paint, plant, decorate, have pets, etc.)

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**Healthier:**

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Personal health of self/family member improved

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Healthier environment

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Less mold/cleaner/reduced allergies

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People with disabilities more accommodated

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**Improved relationships:**

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More connected to the community/neighbors/community activities/volunteer (other than Habitat)

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Homeowner/kids can invite guests to home

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Improved family dynamics/relationships

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Time to spend doing other activities or with others/family

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**Educational improvement:**

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Room to study/better study habits/kids focus on education

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Parents continuing education

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**Financial improvement:**

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Cost of house lower/not having to pay rent

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Asset building/equity

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Able to buy/save for other things (including education)

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Change in job or able to look for job

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**Negative impacts:**

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Bad neighborhood

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More financial struggles

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Lack of amenities (e.g., garage, unfinished basement)

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**Involvement with Habitat/Habitat help:**

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Volunteer with Habitat

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Habitat works with you in your situation

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Learned new skills (e.g., construction, money management)

---

Wouldn't be able to own home without Habitat

---

Thank you Habitat/Habitat is great

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Many homeowners mentioned impacts in several categories. These are a few examples of stories of impact captured through the survey.

*It gives you the security of knowing you have a roof over your head which we did not have before. It also gives you a little more stability because you know you're not going to have to move unless you choose to do that. That's some of the big things.*

*I think it has given us a little more flexibility on how we fit into jobs and community - gives us a little bit more assurance to know that we've got a stable housing situation and we don't have to be concerned about that.*

*Also because it was a new build, we haven't had a lot of issues with the structure and it's also very energy efficient.*

*[We're] spending less time on being concerned about living or conditions or where we're living so we're able to spend more time on fitting into community activities or church activities because we have more time to do it and we feel mentally and socially better about those situations too.*

*My husband runs an average of 8 miles. He dropped his cholesterol. He dropped medications that he was on. We all are physically active outdoors. Last year we were in a newspaper because we started a running club. Thirty of our neighbors ran at 7pm every day. We plan to do it this summer too.*

*Before Habitat for Humanity, the apartment we lived in was in downtown St. Paul. They had pollution. Any community events, people were drinking alcohol. [We] didn't engage with others and the community was very individualistic. It wasn't a family centered city. Now we have the home and the space to meet our neighbors...entirely different.*

*Prior to living in our home, my daughter carried pepper spray to go get the mail. I didn't let her in the hallway. Now our kids are free to play in the yard and get the mail. We didn't live in a family centered neighborhood. [In the new Habitat for Humanity neighborhood] people have a connection. Our house is a meeting spot when the neighborhood has like block parties. The neighborhood wasn't doing things like this before we moved here. Our family has tied the different age groups together.*

*I'd like to add that the classes they had us do--eleven classes to train us for homeownership... I built kitchen cabinets, all of our own yard work, gardening--based on the guidance of the master gardeners from the University of Minnesota, volunteers for Habitat for Humanity--help you get your landscaping done. We just planted a tree outside; plumbing work... We have a lot more confidence on do-it-yourself projects.*

# Overall impact

What do the findings reported above tell us, in total, about the impacts of a Habitat home on the lives of homeowners?

This research is not longitudinal; it does not involve experimental and control groups. So, it is not definitive with respect to cause and effect. Nonetheless, we can look at the extent to which the evidence in the research correlates Habitat homeownership with positive dimensions of quality of life.

To Wilder Research, the findings from the survey seem consistent with the conclusions that Habitat homeownership:

- Contributes positively to young people's participation in school and their academic performance.
- Increases or maintains feelings of financial security for most homeowners, enabling many of them to have more money to spend on their families than they had previously.
- Positively affects feelings of safety.
- Is associated with less use of government assistance programs.
- Tends to promote greater social connectedness and participation in community activities.

In addition, the cost-benefit analysis seems to indicate that:

- The 2,200 Habitat homeowners in Minnesota could be using between \$6.4 and \$9.3 million less in government assistance programs annually (See Technical Appendix for calculations).

The research suggests that Habitat's amalgam of financing and financial contributions, volunteer power, services for homeowners, and homeowner sweat equity results in an improved quality of life for program participants. In doing so, the program enhances the human, social, and economic capital of our communities, resulting in benefits for all.

# Appendix

- A. Government assistance cost-benefit analysis
- B. Survey findings - Data tables
- C. Habitat for Humanity: Homeowner impact study

## A. Government assistance cost-benefit analysis

While the focus of this study was changes to the quality of life for Habitat homeowners, often there is a desire to add monetary value to these changes. We further investigated the potential cost-benefit of Habitat homeownership as it relates to reductions in government assistance programs. As mentioned earlier, we inquired if homeowners had used government assistance programs before Habitat, and if they currently use them. In general, a reduction in government assistance program use is considered positive, as often it indicates an increase in financial independence. However, many Habitat families may have been eligible for a government assistance program but may not have been using it before owning their home, and could've been connected to the programs for which they were eligible after moving into their Habitat home. In that circumstance, the increase in use would be best for the individual. With that caveat in mind, we generally saw a reduction in government assistance use as a positive.

In efforts to further quantify the reduction in government assistance program use, we did additional calculations to attach a monetary value to the percent reduction in individual government assistance program use. As we did not have the actual income data or data for the amount of government assistance each family was using at the time of entry into their Habitat home, these figures are estimates.

### *Step 1*

The analysis only included data from homeowners who moved into their homes from 2009 through 2014 in order to most accurately fit with the 2010 Minnesota Family Assistance Model used.<sup>8</sup> Additionally, some government assistance programs have time limits on use and, in efforts to curtail over representation in reduction rates, the five year time span seemed appropriate. The Minnesota Family Assistance Model is a spreadsheet model developed by the Minnesota Center for Public Finance Research to examine the effects of state and federal programs providing cash and non-cash assistance to families earning up to \$52,000 per year.

### *Step 2*

Data were split into 2 geographic regions, Twin Cities and greater Minnesota, to account for variations in income and benefit amounts.

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<sup>8</sup> Minnesota Center for Public Finance Research. (2007). *Disincentives to earn: An analysis of effective tax rates on low income Minnesota households*. Retrieved from <https://www.fiscalexcellence.org/our-studies/disincentives-to-earn-final.pdf>.

### ***Step 3***

To estimate average income, Habitat Minnesota provided us with income data from 113 homeowners in greater Minnesota and 85 from the Twin Cities who moved into their homes between from 2009 to 2013. The greater Minnesota sample was from homes funded by the Federal Home Loan Bank program and the Twin Cities sample was from homes funded by the Twin Cities affiliate. Neither sample had special requirements or restrictions and both were thought to be representative of the Habitat population in their respective areas for that time period, though they were independent from our study. Income figures were averaged across years by region.

### ***Step 4***

We calculated one standard deviation above and below the average income to give a possible range in values and to account for challenges with program eligibility in our benefits model to make sure we had estimated figures for each program (Figure A1). One example of this would be the MFIP and Food Support program eligibility differences. Since receiving food assistance is a part of the MFIP program, it is wrapped up into the MFIP value. One cannot use both programs at the same time, thus if someone qualifies for MFIP, it shows they received \$0 in Food Support. Whether you receive Food Support or MFIP is based on income level, so the three income figures allow us to estimate some use in both programs. Additionally, because of the different program eligibility thresholds and the amount of assistance you can receive with each program, you may actually receive a net gain in assistance with a small increase in income if you cross over a threshold into a different program.

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#### **A1. Average incomes by region**

	<b>One standard deviation below average household income</b>	<b>Average household income</b>	<b>One standard deviation above average household income</b>
Twin Cities (N=85)	\$27,068	\$35,061	\$43,053
Greater Minnesota (N=113)	\$19,870	\$26,533	\$33,196

### ***Step 5***

Using the study sample, the average number of children by marriage status was calculated (2.3 kids for single adults, and 3.5 kids for married adults), and marriage rates were calculated by region as benefits vary based on household size and marriage status in different regions.

### ***Step 6***

Using the 2010 Minnesota Family Assistance Model, 12 different combinations were inputted for each region based on marriage status (married and head of household), number of children (2 and 3 for head of household, 3 and 4 for married), and income (average of region +/- one standard deviation). This was done using the Hennepin County setting for the Twin Cities region. For the greater Minnesota region, there was more variance in Food Support, MFIP, and Section 8 Housing Assistance among counties. After testing several counties outside of the Twin Cities metro that were in Habitat affiliate territory, Itasca County appeared similar to other smaller greater Minnesota counties, while Olmsted County appeared similar to other counties with larger cities. If there was a difference between the counties in a program, data combinations were entered in both Itasca and Olmsted County settings and were averaged.

### ***Step 7***

Ultimately the benefits model gave us 12 monetary estimates per region per program. The values obtained from inputting the varying numbers of children per marriage status were averaged to reduce this to six estimates based on the three income levels and marriage status. These were then inputted into an algorithm using the marriage rate of the region, the number of houses the region had built in the last five years (267 in the Twin Cities and 282 in greater Minnesota), and the percentage point reduction of government assistance program use per region since 2009 calculated by our study. Ultimately, this gave us three figures based on the range of income for each region. The estimates for each region were added together and are shown in the table below for an annual overall estimate of savings in government assistance program use for Habitat homeowners since 2009 (Figure A2).

**A2. Annual value of reduction in government assistance programs by income level for Habitat homeowners 2009-2014 (N=549)**

<b>Program</b>	<b>Combined region average household income - less one standard deviation</b>	<b>Combined region average household income</b>	<b>Combined region average household income - plus one standard deviation</b>
Medical Assistance (MA) and/or MinnesotaCare	\$1,603,729	\$1,573,207	\$1,498,522
Energy Assistance	\$23,231	\$16,919	\$9,900
Section 8 Housing Rental Assistance	\$400,596	\$127,310	\$15,151
MFIP	\$276,520	\$65,264	\$1,890
Food Support	\$36,223	\$245,502	\$67,187
<b>Total reduction</b>	<b>\$2,340,299</b>	<b>\$2,028,201</b>	<b>\$1,592,650</b>

Medical Assistance and/or Minnesota Care is the largest area of savings across income levels, although Section 8 housing and MFIP were larger areas of savings for people with lower income levels. Food Support savings were highest for people around the average income.

It should be noted that programs with the percent reduction calculated in our study did not completely align with the benefits model programs. For example, for our study we asked if participants were using Food Support /Food Stamps or Food Assistance (SNAP, MFAP, WIC), and our benefits model only included Food Support. For many, WIC would be an additional benefit and would not affect Food Support amounts, however eligibility for the programs may be different so it could impact the percentage of homeowners using the service.

It should also be noted that changes to income levels, marriage status, household size, geographic location, and other factors would all impact these values.

Further extrapolating, if we apply this model to the 2200 homes Habitat has built (1100 in Twin Cities and 1100 in greater Minnesota), assuming the income and benefits levels would be similar and adjusted for inflation and all other characteristics would have remained stagnant over time without their Habitat home, the annual cost savings could be between \$6.4 and \$9.3 million annually (Figure A3). These are large assumptions, but it provides an estimate for overall annual savings.

**A3. Annual value of reduction in government assistance programs by income level for all Minnesota Habitat homeowners (N=2200)**

<b>Program</b>	<b>Combined region average household income - less one standard deviation</b>	<b>Combined region average household income</b>	<b>Combined region average household income - plus one standard deviation</b>
Medical Assistance (MA) and/or MinnesotaCare	\$6,426,442	\$6,303,878	\$6,004,651
Energy Assistance	\$91,084	\$66,275	\$38,757
Section 8 Housing Rental Assistance	\$1,587,585	\$499,125	\$59,101
MFIP	\$1,091,030	\$254,574	\$7,371
Food Support	\$149,235	\$982,463	\$262,078
<b>Total Reduction</b>	<b>\$9,345,377</b>	<b>\$8,106,315</b>	<b>\$6,371,958</b>

## B. Survey findings – Data tables

### B1. How many years have you lived in your current home?

	0-2	3-5	6-10	11-15	16 or more years	N
Overall	21%	24%	26%	19%	10%	401
North	21%	29%	25%	15%	10%	92
South	17%	24%	26%	26%	8%	93
Twin Cities	23%	21%	27%	19%	11%	216
Shorter-term	47%	53%	0%	0%	0%	179
Longer-term	0%	0%	47%	35%	18%	222

### B2. What year did you move into your current home?

	2012-2014	2009-2011	2004-2008	1999-2003	1998 or earlier	N
Overall	21%	24%	26%	19%	10%	401
North	21%	29%	25%	15%	10%	92
South	17%	24%	26%	26%	8%	93
Twin Cities	23%	21%	27%	18%	11%	216
Shorter-term	47%	53%	0%	0%	0%	179
Longer-term	0%	0%	48%	35%	18%	222

### B3. Do you have any children?

	Yes	No	N
Overall	98%	2%	402
North	96%	4%	92
South	100%	0%	93
Twin Cities	98%	2%	217
Shorter-term	97%	3%	179
Longer-term	99%	1%	222

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**B4. Do any or have any of your children lived in this house?**

	<b>Yes</b>	<b>No</b>	<b>N</b>
Overall	99%	1%	393
North	99%	1%	88
South	99%	1%	92
Twin Cities	99%	1%	213
Shorter-term	99%	1%	173
Longer-term	99%	1%	219

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**B5. How many of these children have not yet entered kindergarten?**

	<b>None</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5 or more</b>	<b>N</b>
Overall	67%	24%	8%	1%	0%	0%	389
North	77%	20%	3%	0%	0%	0%	87
South	75%	19%	5%	1%	0%	0%	91
Twin Cities	59%	27%	12%	1%	0%	0%	211
Shorter-term	56%	29%	13%	2%	0%	0%	171
Longer-term	76%	20%	5%	0%	0%	0%	217

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**B6. How many of these children are in grades K-12?**

	<b>None</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5 or more</b>	<b>N</b>
Overall	26%	21%	24%	15%	9%	4%	389
North	31%	28%	24%	9%	6%	2%	87
South	33%	20%	22%	12%	7%	7%	91
Twin Cities	21%	19%	26%	19%	11%	4%	211
Shorter-term	13%	25%	34%	15%	8%	5%	171
Longer-term	36%	19%	17%	15%	10%	4%	217

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**B7. How many of these children have graduated from high school or are no longer in school?**

	None	1	2	3	4	5 or more	N
Overall	48%	15%	16%	10%	7%	3%	389
North	48%	17%	15%	7%	8%	5%	87
South	44%	18%	19%	10%	9%	1%	91
Twin Cities	50%	13%	15%	12%	6%	4%	211
Shorter-term	74%	12%	7%	4%	4%	0%	171
Longer-term	28%	18%	23%	16%	10%	6%	217

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**B8. How safe do you personally feel in your own home?**

	Very safe	Safe	Neither safe nor unsafe	Unsafe	Very unsafe	N
Overall	61%	32%	3%	4%	0%	400
North	73%	22%	3%	2%	0%	92
South	71%	26%	2%	1%	0%	93
Twin Cities	52%	40%	2%	6%	0%	215
Shorter-term	62%	33%	3%	2%	0%	178
Longer-term	60%	32%	2%	5%	0%	221

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**B9. Since moving into your Habitat home, do you personally feel more or less safe?**

	Much more safe	A little more safe	There was no change	A little less safe	Much less safe	N
Overall	58%	20%	17%	3%	2%	398
North	50%	26%	22%	1%	1%	92
South	60%	20%	16%	3%	0%	93
Twin Cities	61%	17%	16%	3%	3%	213
Shorter-term	64%	21%	14%	1%	0%	177
Longer-term	54%	19%	20%	4%	3%	220

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**B10. Since moving into your Habitat home, do you feel your children are more or less safe?**

	<b>Much more safe</b>	<b>A little more safe</b>	<b>There was no change</b>	<b>A little less safe</b>	<b>Much less safe</b>	<b>N</b>
Overall	62%	20%	12%	4%	1%	385
North	57%	23%	16%	3%	0%	86
South	69%	22%	8%	1%	0%	90
Twin Cities	62%	18%	12%	5%	2%	209
Shorter-term	68%	19%	11%	2%	0%	170
Longer-term	58%	21%	14%	5%	2%	214

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**B11. Since moving into your Habitat home, have you personally had to go to the doctor more or less often?**

	<b>Much more often</b>	<b>A little more often</b>	<b>There was no change</b>	<b>A little less often</b>	<b>Much less often</b>	<b>N</b>
Overall	7%	7%	57%	17%	12%	396
North	11%	8%	61%	11%	9%	90
South	6%	8%	59%	15%	12%	93
Twin Cities	5%	7%	55%	20%	13%	213
Shorter-term	5%	6%	57%	17%	15%	179
Longer-term	8%	8%	57%	17%	9%	216

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**B12. Since moving into your Habitat home, have other family members living in your home had to go to the doctor more or less often?**

	<b>Much more often</b>	<b>A little more often</b>	<b>There was no change</b>	<b>A little less often</b>	<b>Much less often</b>	<b>N</b>
Overall	4%	7%	49%	24%	15%	389
North	3%	5%	60%	19%	13%	88
South	3%	3%	47%	31%	15%	91
Twin Cities	5%	10%	45%	24%	17%	210
Shorter-term	5%	5%	48%	24%	18%	174
Longer-term	4%	8%	49%	25%	14%	214

**B13. Does anyone living in your home have any respiratory or lung illness such as asthma or respiratory allergies?**

	Yes	No	N
Overall	36%	64%	397
North	38%	62%	90
South	48%	52%	92
Twin Cities	31%	69%	215
Shorter-term	28%	72%	177
Longer-term	43%	57%	219

**B14. Have (the respiratory or lung illnesses of anyone living in your home) gotten better or worse since moving into your Habitat home?**

	Much better	Somewhat better	There was no change	Somewhat worse	Much worse	N
Overall	35%	22%	29%	10%	4%	136
North	28%	25%	38%	9%	0%	32
South	34%	22%	34%	5%	5%	41
Twin Cities	38%	21%	21%	14%	6%	63
Shorter-term	44%	30%	16%	8%	2%	50
Longer-term	29%	17%	36%	12%	6%	86

**B15. Before moving into your Habitat home, how were your children's grades in school? (For respondents with children currently in grades K-12)**

	Excellent	Very good	Good	Fair	Poor	N
Overall	18%	27%	42%	11%	2%	238
North	12%	31%	50%	8%	0%	52
South	16%	21%	39%	21%	4%	57
Twin Cities	22%	29%	40%	7%	2%	129
Shorter-term	19%	31%	40%	8%	2%	127
Longer-term	18%	23%	43%	14%	3%	110

**B16. Before moving into your Habitat home, how were your children's grades in school? (For respondents only with children who have graduated or are no longer in school)**

	Excellent	Very good	Good	Fair	Poor	N
Overall	31%	19%	36%	14%	0%	84
North	14%	19%	48%	19%	0%	21
South	28%	21%	38%	14%	0%	29
Twin Cities	44%	18%	26%	12%	0%	34
Shorter-term	20%	20%	40%	20%	0%	10
Longer-term	32%	19%	35%	14%	0%	74

**B17. Before moving into your Habitat home, how were your children's grades in school? (All respondents who have/had children living in their Habitat home)**

	Excellent	Very good	Good	Fair	Poor	N
Overall	22%	25%	40%	11%	2%	322
North	12%	27%	49%	11%	0%	73
South	20%	21%	38%	19%	2%	86
Twin Cities	27%	26%	37%	8%	2%	163
Shorter-term	19%	31%	40%	9%	1%	137
Longer-term	24%	21%	40%	14%	2%	184

**B18. Since moving into your Habitat home, how are your children's grades in school? (For respondents with children currently in grades K-12)**

	Much better	Somewhat better	There was no change	Somewhat worse	Much worse	N
Overall	45%	16%	36%	3%	0%	253
North	23%	21%	54%	2%	0%	56
South	32%	27%	37%	3%	0%	59
Twin Cities	59%	9%	29%	3%	0%	138
Shorter-term	50%	14%	32%	4%	0%	134
Longer-term	38%	19%	42%	2%	0%	118

**B19. After moving into your Habitat home, how were your children's grades in school? (For respondents only with children who have graduated or are no longer in school)**

	<b>Much better</b>	<b>Somewhat better</b>	<b>There was no change</b>	<b>Somewhat worse</b>	<b>Much worse</b>	<b>N</b>
Overall	30%	11%	57%	2%	0%	84
North	22%	4%	74%	0%	0%	23
South	28%	10%	59%	3%	0%	29
Twin Cities	38%	16%	44%	3%	0%	32
Shorter-term	40%	0%	50%	10%	0%	10
Longer-term	28%	12%	58%	1%	0%	74

**B20. Since/After moving into your Habitat home, how are/were your children's grades in school? (All respondents who have/had children living in their Habitat home)**

	<b>Much better</b>	<b>Somewhat better</b>	<b>There was no change</b>	<b>Somewhat worse</b>	<b>Much worse</b>	<b>N</b>
Overall	41%	15%	42%	3%	0%	337
North	23%	16%	59%	1%	0%	79
South	31%	22%	44%	3%	0%	88
Twin Cities	55%	11%	32%	3%	0%	170
Shorter-term	49%	13%	33%	4%	0%	144
Longer-term	34%	16%	48%	2%	0%	192

**B21. Since moving into your Habitat home, would you say that your children's study habits have gotten... (For respondents with children currently in grades K-12)**

	<b>Much better</b>	<b>Somewhat better</b>	<b>There was no change</b>	<b>Somewhat worse</b>	<b>Much worse</b>	<b>N</b>
Overall	50%	17%	32%	1%	0%	252
North	30%	20%	50%	0%	0%	56
South	36%	22%	40%	2%	0%	58
Twin Cities	64%	13%	21%	1%	1%	138
Shorter-term	56%	11%	31%	1%	1%	134
Longer-term	44%	23%	32%	1%	0%	117

**B22. After moving into your Habitat home, would you say that your children's study habits were...  
(For respondents only with children who have graduated or are no longer in school)**

	<b>Much better</b>	<b>Somewhat better</b>	<b>There was no change</b>	<b>Somewhat worse</b>	<b>Much worse</b>	<b>N</b>
Overall	36%	20%	43%	1%	0%	84
North	26%	26%	43%	4%	0%	23
South	24%	24%	52%	0%	0%	29
Twin Cities	53%	13%	34%	0%	0%	32
Shorter-term	20%	30%	50%	0%	0%	10
Longer-term	38%	19%	42%	1%	0%	74

**B23. Since/After moving into your Habitat home, would you say that your children's study habits have gotten/were... (All respondents who have/had children living in their Habitat home)**

	<b>Much better</b>	<b>Somewhat better</b>	<b>There was no change</b>	<b>Somewhat worse</b>	<b>Much worse</b>	<b>N</b>
Overall	47%	18%	35%	1%	0%	336
North	29%	22%	48%	1%	0%	79
South	32%	23%	44%	1%	0%	87
Twin Cities	62%	13%	24%	1%	1%	170
Shorter-term	53%	13%	33%	1%	1%	144
Longer-term	41%	21%	36%	1%	0%	191

**B24. Since moving into your Habitat home, have your children gone to school more or less often?  
(For respondents with children currently in grades K-12)**

	<b>Much more often</b>	<b>A little more often</b>	<b>There was no change</b>	<b>A little less often</b>	<b>Much less often</b>	<b>N</b>
Overall	24%	9%	65%	0%	1%	260
North	17%	9%	72%	0%	2%	58
South	14%	10%	74%	0%	2%	58
Twin Cities	31%	9%	59%	0%	1%	144
Shorter-term	21%	9%	67%	0%	2%	138
Longer-term	28%	9%	63%	0%	0%	121

**B25. After moving into your Habitat home, did your children go to school more or less often? (For respondents only with children who have graduated or are no longer in school)**

	<b>Much more often</b>	<b>A little more often</b>	<b>There was no change</b>	<b>A little less often</b>	<b>Much less often</b>	<b>N</b>
Overall	23%	9%	67%	1%	0%	87
North	13%	13%	75%	0%	0%	24
South	17%	10%	69%	3%	0%	29
Twin Cities	35%	6%	59%	0%	0%	34
Shorter-term	9%	9%	82%	0%	0%	11
Longer-term	25%	9%	64%	1%	0%	76

**B26. Since/After moving into your Habitat home, have/did your children gone/go to school more or less often? (All respondents who have/had children living in their Habitat home)**

	<b>Much more often</b>	<b>A little more often</b>	<b>There was no change</b>	<b>A little less often</b>	<b>Much less often</b>	<b>N</b>
Overall	24%	9%	66%	0%	1%	347
North	16%	10%	73%	0%	1%	82
South	15%	10%	72%	1%	1%	87
Twin Cities	32%	8%	59%	0%	1%	178
Shorter-term	20%	9%	68%	0%	2%	149
Longer-term	27%	9%	63%	1%	0%	197

**B27. Since moving into your Habitat home, do you feel you are more or less confident in your ability to fund your children's college education?**

	<b>Much more confident</b>	<b>A little more confident</b>	<b>There was no change</b>	<b>A little less confident</b>	<b>Much less confident</b>	<b>N</b>
Overall	40%	26%	29%	4%	2%	368
North	28%	20%	45%	6%	1%	85
South	35%	27%	31%	3%	3%	88
Twin Cities	47%	27%	22%	3%	1%	195
Shorter-term	41%	24%	30%	3%	2%	162
Longer-term	39%	27%	29%	4%	1%	205

**B28. Since moving into your Habitat home, do you feel better or worse about your children's future?**

	<b>Much better</b>	<b>Somewhat better</b>	<b>There was no change</b>	<b>Somewhat worse</b>	<b>Much worse</b>	<b>N</b>
Overall	71%	18%	9%	1%	1%	384
North	61%	25%	13%	0%	1%	87
South	75%	16%	9%	0%	0%	91
Twin Cities	74%	17%	7%	1%	1%	206
Shorter-term	74%	17%	9%	0%	0%	170
Longer-term	69%	20%	9%	1%	1%	213

**B29. Have you personally started or completed higher education or training programs since moving into your Habitat home?**

	<b>Yes</b>	<b>No, but you plan to</b>	<b>No, and you don't plan to</b>	<b>N</b>
Overall	33%	31%	36%	400
North	29%	24%	47%	91
South	32%	22%	46%	93
Twin Cities	35%	38%	27%	216
Shorter-term	24%	44%	32%	177
Longer-term	41%	20%	39%	222

**B30. What [education or training] programs have you started or completed since moving into your Habitat home?**

	<b>High school</b>	<b>GED</b>	<b>Community or technical college</b>	<b>4 year college/ university</b>	<b>Masters</b>	<b>PhD</b>	<b>Other/ specify</b>	<b>N</b>
Overall	10%	11%	47%	28%	6%	0%	24%	131
North	15%	4%	54%	23%	0%	0%	42%	26
South	7%	7%	52%	24%	7%	0%	24%	29
Twin Cities	9%	14%	42%	32%	8%	0%	18%	76
Shorter-term	15%	10%	44%	24%	5%	0%	24%	41
Longer-term	8%	11%	48%	30%	7%	0%	24%	90

**B31. Have any other family members in your household started or completed higher education or training programs since moving into your Habitat home?**

	Yes	No, but they plan to	No, and they don't plan to	N
Overall	51%	33%	17%	372
North	46%	32%	21%	84
South	56%	23%	21%	84
Twin Cities	50%	37%	13%	204
Shorter-term	31%	45%	24%	161
Longer-term	66%	22%	11%	210

**B32. What [education or training] programs have [other family members in your household] started or completed since moving into your Habitat home?**

	High school	GED	Community or technical college	4 year college/ university	Masters	PhD	Other/ specify	N
Overall	33%	6%	47%	58%	10%	2%	13%	189
North	41%	10%	62%	41%	5%	0%	23%	39
South	34%	4%	45%	62%	9%	4%	15%	47
Twin Cities	30%	6%	42%	63%	13%	1%	8%	103
Shorter-term	28%	2%	48%	42%	2%	0%	16%	50
Longer-term	35%	8%	46%	64%	13%	2%	12%	139

**B33. How connected do you feel to your community?**

	Very connected	Somewhat connected	Not very connected	Not at all connected	N
Overall	41%	42%	11%	6%	399
North	48%	45%	8%	0%	92
South	48%	40%	8%	4%	92
Twin Cities	36%	42%	13%	8%	215
Shorter-term	42%	40%	11%	7%	177
Longer-term	41%	44%	10%	5%	221

**B34. Since moving into your Habitat home, do you participate more or less in groups or activities in your community?**

	<b>Much more</b>	<b>A little more</b>	<b>There was no change</b>	<b>A little less</b>	<b>Much less</b>	<b>N</b>
Overall	27%	29%	33%	5%	6%	399
North	21%	41%	36%	2%	0%	92
South	30%	25%	38%	5%	2%	93
Twin Cities	28%	26%	30%	6%	10%	214
Shorter-term	28%	23%	38%	5%	6%	177
Longer-term	26%	35%	29%	5%	6%	221

**B35. Since moving into your Habitat home, do your children spend more or less time with their friends and classmates?**

	<b>Much more time</b>	<b>A little more time</b>	<b>There was no change</b>	<b>A little less time</b>	<b>Much less time</b>	<b>N</b>
Overall	39%	26%	27%	6%	3%	371
North	43%	31%	21%	4%	1%	84
South	38%	26%	31%	5%	0%	87
Twin Cities	38%	23%	27%	8%	5%	200
Shorter-term	42%	24%	24%	8%	2%	168
Longer-term	36%	27%	29%	5%	3%	202

**B36. Since moving into your Habitat home, do you spend more or less quality time with your family than you did before becoming a Habitat homeowner?**

	<b>Much more time</b>	<b>A little more time</b>	<b>There was no change</b>	<b>A little less time</b>	<b>Much less time</b>	<b>N</b>
Overall	51%	19%	24%	5%	1%	401
North	34%	30%	33%	3%	0%	92
South	46%	16%	30%	6%	1%	93
Twin Cities	60%	15%	19%	5%	1%	216
Shorter-term	54%	22%	22%	2%	0%	179
Longer-term	48%	17%	26%	7%	2%	221

**B37. Does your family get along better or worse than you did before becoming a Habitat homeowner?**

	<b>Much better</b>	<b>Somewhat better</b>	<b>There was no change</b>	<b>Somewhat worse</b>	<b>Much worse</b>	<b>N</b>
Overall	49%	18%	31%	1%	1%	394
North	31%	22%	47%	0%	0%	91
South	45%	22%	32%	1%	1%	92
Twin Cities	59%	15%	24%	1%	0%	211
Shorter-term	58%	15%	27%	1%	0%	177
Longer-term	42%	21%	35%	1%	1%	216

**B38. Do you feel better or worse about yourself than you did before becoming a Habitat homeowner?**

	<b>Much better</b>	<b>Somewhat better</b>	<b>There was no change</b>	<b>Somewhat worse</b>	<b>Much worse</b>	<b>N</b>
Overall	75%	15%	9%	1%	1%	400
North	71%	17%	10%	1%	1%	92
South	72%	20%	5%	1%	1%	93
Twin Cities	77%	11%	10%	1%	0%	215
Shorter-term	75%	15%	8%	2%	0%	177
Longer-term	74%	14%	9%	1%	1%	222

**B39. Do you feel more positive or negative about the future than you did before becoming a Habitat homeowner?**

	<b>Much more positive</b>	<b>A little more positive</b>	<b>There was no change</b>	<b>A little more negative</b>	<b>Much more negative</b>	<b>N</b>
Overall	75%	18%	5%	2%	1%	398
North	70%	25%	2%	2%	1%	92
South	72%	21%	7%	1%	0%	92
Twin Cities	78%	14%	6%	1%	0%	214
Shorter-term	77%	17%	5%	1%	0%	177
Longer-term	72%	20%	5%	2%	1%	220

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**B40. Since moving into your Habitat home, do you have more or less money than you used to?**

	<b>Much more money</b>	<b>A little more money</b>	<b>There was no change</b>	<b>A little less money</b>	<b>Much less money</b>	<b>N</b>
Overall	14%	39%	28%	13%	5%	395
North	18%	43%	19%	14%	7%	91
South	15%	37%	33%	11%	4%	93
Twin Cities	12%	38%	30%	14%	5%	211
Shorter-term	14%	37%	28%	16%	5%	176
Longer-term	14%	41%	28%	11%	6%	218

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**B41. Have you or any other family members changed jobs since owning your Habitat house?**

	<b>Yes</b>	<b>No</b>	<b>N</b>
Overall	47%	53%	402
North	57%	43%	92
South	46%	54%	93
Twin Cities	43%	57%	217
Shorter-term	39%	61%	179
Longer-term	54%	46%	222

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**B42. Overall, is the new job better or worse?**

	<b>Much better</b>	<b>Somewhat better</b>	<b>There was no change</b>	<b>Somewhat worse</b>	<b>Much worse</b>	<b>N</b>
Overall	53%	26%	13%	4%	4%	182
North	48%	23%	23%	2%	4%	48
South	55%	26%	10%	10%	0%	42
Twin Cities	55%	27%	10%	2%	5%	92
Shorter-term	54%	23%	13%	4%	6%	69
Longer-term	53%	27%	13%	4%	3%	113

**B43. Did you use any of the following public or government assistance programs before owning your Habitat home?**

	Food support, food stamps or food assistance, also known as SNAP, MFAP, or WIC	Welfare assistance or family & children services, also known as MFIP, TANF, or AFDC	Medicaid, MinnesotaCare, or Medical assistance, also known as MA	Supplemental security income, or other disability assistance	Utility bill or energy assistance programs, also known as EAP	Rent assistance	None of the above	N
Overall	66%	29%	78%	16%	46%	26%	13%	401
North	76%	36%	86%	27%	64%	35%	9%	92
South	75%	32%	78%	23%	52%	37%	13%	93
Twin Cities	57%	25%	74%	8%	37%	17%	16%	216
Shorter-term	63%	24%	81%	13%	43%	26%	13%	178
Longer-term	68%	34%	75%	18%	50%	25%	14%	222

**B44. Do you currently use any of the following public or government assistance programs?**

	Food support, food stamps or food assistance, also known as SNAP, MFAP, or WIC	Welfare assistance or family & children services, also known as MFIP, TANF, or AFDC	Medicaid, MinnesotaCare, or Medical assistance, also known as MA	Supplemental security income, or other disability assistance	Utility bill or energy assistance programs, also known as EAP	Rent assistance	None of the above	N
Overall	30%	5%	57%	15%	32%	1%	34%	399
North	33%	7%	60%	25%	41%	1%	33%	91
South	32%	6%	57%	16%	24%	2%	34%	93
Twin Cities	27%	3%	55%	10%	31%	0%	35%	215
Shorter-term	34%	6%	64%	11%	31%	1%	27%	177
Longer-term	26%	4%	51%	19%	33%	1%	40%	221

**B45. Please estimate your current monthly housing costs, including mortgage payments, property taxes, and insurance. Do not include utilities.**

	<b>Less than \$400</b>	<b>\$400 to \$599</b>	<b>\$600 to \$799</b>	<b>\$800 to \$999</b>	<b>\$1,000 or more</b>	<b>N</b>
Overall	11%	28%	34%	16%	11%	387
North	32%	42%	16%	3%	7%	91
South	12%	55%	23%	9%	1%	91
Twin Cities	1%	11%	47%	24%	18%	205
Shorter-term	10%	25%	39%	18%	9%	171
Longer-term	12%	31%	31%	14%	13%	215

**B46. Including mortgage payments, property taxes, and insurance, but not utilities, do you currently spend more or less on monthly housing costs than before moving into your Habitat home?**

	<b>Much more</b>	<b>A little more</b>	<b>There was no change</b>	<b>A little less</b>	<b>Much less</b>	<b>N</b>
Overall	21%	31%	11%	17%	21%	397
North	20%	24%	8%	19%	29%	90
South	13%	30%	9%	17%	30%	92
Twin Cities	24%	34%	13%	15%	13%	215
Shorter-term	21%	29%	10%	18%	23%	177
Longer-term	21%	33%	11%	16%	19%	219

**B47. Since you became a Habitat homeowner, are the lives of you and your family members better or worse?**

	<b>Much better</b>	<b>Somewhat better</b>	<b>There was no change</b>	<b>Somewhat worse</b>	<b>Much worse</b>	<b>N</b>
Overall	70%	22%	7%	1%	0%	399
North	63%	32%	4%	1%	0%	92
South	70%	22%	8%	1%	0%	93
Twin Cities	74%	17%	7%	1%	0%	214
Shorter-term	70%	25%	5%	1%	0%	179
Longer-term	71%	19%	8%	2%	0%	219

**B48. How much do you think Habitat for Humanity's homeownership program has contributed to the changes in your and your family's life?**

	<b>Completely</b>	<b>A lot</b>	<b>Somewhat</b>	<b>A little</b>	<b>Not at all</b>	<b>N</b>
Overall	37%	51%	9%	3%	0%	371
North	38%	43%	14%	6%	0%	88
South	37%	52%	8%	2%	0%	86
Twin Cities	38%	54%	7%	2%	1%	197
Shorter-term	42%	50%	7%	1%	0%	170
Longer-term	34%	52%	10%	4%	1%	200

**B49. What is your gender?**

	<b>Female</b>	<b>Male</b>	<b>Transgender</b>	<b>Other</b>	<b>N</b>
Overall	70%	31%	0%	0%	400
North	86%	14%	0%	0%	92
South	80%	20%	0%	0%	93
Twin Cities	58%	42%	0%	0%	215
Shorter-term	67%	33%	0%	0%	178
Longer-term	72%	28%	0%	0%	221

**B50. Which one or more of the following best describes you?**

	Black or African American	African native, including Oromo, Somali, Ethiopian	Asian, including Southeast Asian	Hispanic or Latino	American Indian	White or Caucasian	Another race or ethnic group	N
Overall	13%	34%	5%	4%	5%	44%	2%	399
North	0%	3%	0%	2%	13%	87%	1%	92
South	5%	11%	0%	9%	2%	76%	0%	91
Twin Cities	21%	57%	9%	2%	2%	12%	2%	216
Shorter-term	12%	44%	3%	3%	6%	38%	1%	177
Longer-term	13%	26%	6%	4%	4%	48%	2%	221

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**B51. What is your marital status?**

	<b>Married or living with a partner</b>	<b>Single and never married</b>	<b>Separated</b>	<b>Divorced</b>	<b>Widowed<sup>1</sup></b>	<b>N</b>
Overall	57%	16%	2%	21%	4%	401
North	46%	22%	1%	32%	0%	92
South	48%	11%	0%	32%	9%	93
Twin Cities	66%	15%	3%	12%	4%	216
Shorter-term	57%	20%	1%	21%	2%	178
Longer-term	58%	13%	3%	21%	6%	222

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**B52. What was your marital status when you moved into your Habitat home?**

	<b>Married or living with a partner</b>	<b>Single and never married</b>	<b>Separated</b>	<b>Divorced</b>	<b>Widowed<sup>1</sup></b>	<b>N</b>
Overall	54%	22%	2%	19%	2%	401
North	32%	34%	1%	33%	1%	92
South	46%	17%	0%	34%	2%	93
Twin Cities	67%	19%	4%	7%	3%	216
Shorter-term	54%	25%	2%	18%	1%	178
Longer-term	54%	20%	2%	21%	4%	222

**B53. What is the highest grade or year of school you have completed?**

	8 <sup>th</sup> grade or less	Some high school	High school graduate or GED	Trade school (vocational, technical, or business school)	Some college or associate's degree (including community college)	Bachelor's degree	Graduate or professional degree	N
Overall	4%	4%	33%	9%	32%	15%	4%	401
North	0%	4%	30%	11%	39%	14%	1%	92
South	4%	3%	28%	15%	29%	15%	5%	93
Twin Cities	5%	4%	36%	6%	30%	15%	4%	216
Shorter-term	5%	3%	34%	7%	33%	16%	3%	178
Longer-term	3%	5%	32%	11%	32%	14%	5%	222

**B54. How many adults age 18 or older, including yourself, live in your household?**

	1	2	3	4	5 or more	N
Overall	22%	42%	19%	10%	7%	402
North	33%	46%	13%	8%	1%	92
South	29%	44%	14%	8%	5%	93
Twin Cities	15%	40%	24%	12%	10%	217
Shorter-term	28%	47%	14%	8%	2%	179
Longer-term	18%	37%	23%	11%	11%	222

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**B55. How many children under age 18 live in your household?**

	<b>None</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5 or more</b>	<b>N</b>
Overall	22%	18%	22%	16%	10%	11%	402
North	32%	20%	28%	12%	5%	3%	92
South	27%	25%	16%	14%	8%	11%	93
Twin Cities	16%	14%	23%	19%	13%	15%	217
Shorter-term	9%	16%	33%	19%	13%	10%	179
Longer-term	33%	19%	14%	14%	8%	12%	222

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**B56. Are there any disabled family members living in your home?**

	<b>Yes</b>	<b>No</b>	<b>N</b>
Overall	18%	82%	400
North	25%	75%	92
South	22%	78%	92
Twin Cities	13%	87%	216
Shorter-term	12%	88%	178
Longer-term	23%	77%	221

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**B57. Are any family members living in your home veterans?**

	<b>Yes</b>	<b>No</b>	<b>N</b>
Overall	8%	92%	401
North	13%	87%	92
South	9%	91%	93
Twin Cities	5%	95%	216
Shorter-term	6%	94%	179
Longer-term	9%	91%	221

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**B58. Did your parents or grandparents ...**

	<b>Ever own their own home</b>	<b>Did they always live in rented or shared housing which they did not own</b>	<b>N</b>
Overall	83%	17%	373
North	96%	4%	91
South	91%	9%	89
Twin Cities	73%	27%	193
Shorter-term	79%	21%	165
Longer-term	86%	14%	208

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**59. Do you have any recommendations on how to improve the Habitat For Humanity homeownership program?**

	<b>Yes</b>	<b>No</b>	<b>N</b>
Overall	49%	51%	386
North	43%	57%	90
South	46%	54%	92
Twin Cities	53%	47%	204
Shorter-term	50%	50%	173
Longer-term	49%	51%	212

## C. Habitat for Humanity: Homeowner survey

Hello may I speak with \_\_\_\_\_?

Hello, my name is \_\_\_\_\_, and I am calling from Wilder Research on behalf of Habitat for Humanity. We are calling to talk with homeowners throughout the state to help Habitat for Humanity understand the impact homeownership has on the lives of partner families. Your answers will better tell the story of habitat homeownership, which could help them to build more homes in partnership with families like yours.

Participation in this survey is voluntary and all responses are confidential. The interview will take about 15-20 minutes, depending on your answers to the questions. In return for your participation, you will be entered into a drawing to receive one of 10 gift cards valued at \$50 for either Target or Walmart.

Is this a good time?

Can you please confirm your current address is \_\_\_\_\_

Great. Before we get started I just want to remind you that everything you say is confidential and if there are any questions you do not want to answer just let me know. This call may be monitored by a supervisor. Let's get started.

We would like to know if your family’s experience as Habitat homeowners has made any changes to your lives. As I read the following questions please tell us if becoming a Habitat homeowner has caused any change to your health and safety; education; community; family and personal well-being, and financial well-being.

1. How many years have you lived in your current home, or in what year did you move into your current home?

Year moved in: \_\_\_\_\_ Number of Years: \_\_\_\_\_

2A. Do you have any children?

- Yes .....1
- No.....(Go To Q3A).....2
- Refused .....(Go To Q3A).....-7
- Don’t Know .....(Go To Q3A).....-8

2B. Do any or have any of your children lived in this house?

- Yes .....1
- No.....(Go To Q3A).....2
- Refused .....(Go To Q3A).....-7
- Don’t Know .....(Go To Q3A).....-8

Q2C. How many of these children ...

- a. Have not yet entered kindergarten: \_\_\_\_\_
- b. Are in grades K-12: \_\_\_\_\_
- c. Have graduated from high school or are no longer in school: \_\_\_\_\_

3A. How safe do you personally feel in your own home? Would you say...

- Very safe, .....1
- Safe, .....2
- Neither safe or unsafe, .....3
- Unsafe, or .....4
- Very unsafe? .....5
- Refused .....-7
- Don’t Know .....-8

3B. Since moving into your Habitat home...  
Do you personally feel more or less safe? Would you say...

- Much more safe,.....1
- A little more safe,.....2
- There was no change,.....3
- A little less safe, or.....4
- Much less safe?.....5
- Refused .....-7
- Don't Know .....-8

**IF NO KIDS (Q2A or Q2B = 2), SKIP TO Q5**

4. (AS NEEDED: Since moving into your Habitat home...)  
Do you feel your **children** are more or less safe? Would you say...

- Much more safe,.....1
- A little more safe,.....2
- There was no change,.....3
- A little less safe, or.....4
- Much less safe? .....5
- Refused .....-7
- Don't Know .....-8

5. (AS NEEDED: Since moving into your Habitat home...)  
Have you personally had to go to the doctor more or less often? Would you say...

- Much more often,.....1
- A little more often,.....2
- There was no change,.....3
- A little less often, or.....4
- Much less often? .....5
- Refused .....-7
- Don't Know .....-8

6. (AS NEEDED: Since moving into your Habitat home...)  
 Have **other** family members living in your home had to go to the doctor more or less often?  
 Would you say...

- Much more often,.....1
- A little more often,.....2
- There was no change,.....3
- A little less often, or.....4
- Much less often? .....5
- Refused .....-7
- Don't Know .....-8
- Not Applicable (no other family members living in home).....-9

7A. Does anyone living in your home have any respiratory or lung illness such as asthma or respiratory allergies?

- Yes .....1
- No .....(Go To Q8A).....2
- Refused .....(Go To Q8A).....-7
- Don't Know .....(Go To Q8A).....-8

7B. Have they gotten better or worse since moving into your Habitat home? Would you say...

- Much better,.....1
- Somewhat better,.....2
- There was no change,.....3
- Somewhat worse, or.....4
- Much worse? .....5
- Refused .....-7
- Don't Know .....-8

**IF NO KIDS (Q2A or Q2B =2), SKIP TO Q13A**  
**IF Q2C/B=0 AND Q2C/C>0 , SKIP TO Q9A**  
**IF Q2C/B=0 AND Q2C/C=0 AND Q2C/A>0, SKIP TO Q11**

8A. Before moving into your Habitat home how were your children’s grades in school? Would you say...

Excellent, .....	1
Very good,.....	2
Good,.....	3
Fair, or.....	4
Poor? .....	5
Refused .....	-7
Don’t Know .....	-8
Not Applicable .....	-9

8B. Since moving into your Habitat home...  
How are your children’s grades in school? Would you say...

Much better, .....	1
Somewhat better,.....	2
There was no change,.....	3
Somewhat worse, or.....	4
Much worse? .....	5
Refused .....	-7
Don’t Know .....	-8
Not Applicable .....	-9

8C. How about your children’s study habits? Since moving into your Habitat home...  
Would you say that your children’s study habits have gotten...

Much better, .....	(GO TO Q10).....	1
Somewhat better,.....	(GO TO Q10).....	2
There was no change,.....	(GO TO Q10).....	3
Somewhat worse, or.....	(GO TO Q10).....	4
Much worse? .....	(GO TO Q10).....	5
Refused .....	(GO TO Q10).....	-7
Don’t Know .....	(GO TO Q10).....	-8
Not Applicable .....		-9

9A. Before moving into your Habitat home how were your children’s grades in school? Would you say...

Excellent, .....	1
Very good,.....	2
Good,.....	3
Fair, or.....	4
Poor? .....	5
Refused .....	-7
Don’t Know .....	-8
Not Applicable.....	-9

9B. After moving into your Habitat home...  
How were your children’s grades in school? Would you say...

Much better, .....	1
Somewhat better,.....	2
There was no change,.....	3
Somewhat worse, or.....	4
Much worse? .....	5
Refused .....	-7
Don’t Know .....	-8
Not Applicable.....	-9

9C. How about your children’s study habits? After moving into your Habitat home...  
Would you say that your children’s study habits were...

Much better, .....	1
Somewhat better,.....	2
There was no change,.....	3
Somewhat worse, or.....	4
Much worse? .....	5
Refused .....	-7
Don’t Know .....	-8
Not Applicable.....	-9

- 9D. (AS NEEDED: Since moving into your Habitat home...)  
 Did your children go to school more or less often? Would you say...
- Much more often,.....(GO TO Q11).....1
  - A little more often,.....(GO TO Q11).....2
  - There was no change,.....(GO TO Q11).....3
  - A little less often, or.....(GO TO Q11).....4
  - Much less often? .....(GO TO Q11).....5
    - Refused .....(GO TO Q11).....-7
    - Don't Know .....(GO TO Q11).....-8
    - Not Applicable.....-9

10. (AS NEEDED: Since moving into your Habitat home...)  
 Have your children gone to school more or less often? Would you say...
- Much more often,.....1
  - A little more often,.....2
  - There was no change,.....3
  - A little less often, or.....4
  - Much less often? .....5
    - Refused .....-7
    - Don't Know .....-8
    - Not Applicable.....-9

11. (AS NEEDED: Since moving into your Habitat home...)  
 Do you feel you are more or less confident in your ability to fund your children's college education? Would you say...
- Much more confident,.....1
  - A little more confident,.....2
  - There was no change,.....3
  - A little less confident, or.....4
  - Much less confident? .....5
    - Refused .....-7
    - Don't Know .....-8

12. (AS NEEDED: Since moving into your Habitat home...)  
Do you feel better or worse about your children's future? Would you say...
- Much better, ..... 1
  - Somewhat better,..... 2
  - There was no change,..... 3
  - Somewhat worse, or ..... 4
  - Much worse? ..... 5
  - Refused ..... -7
  - Don't Know ..... -8

- 13A. Have **you** personally started or completed higher education or training programs **since** moving into your Habitat home? Would you say...
- Yes ..... 1
  - No, but you plan to .....(Go To Q14A)..... 2
  - No, and you do not plan to ....(Go To Q14A)..... 3
  - Refused .....(Go To Q14A)..... -7
  - Don't Know ..... (Go To Q14A)..... -8

- 13B. What programs have you started or completed? (*Circle all that apply*)
- High school ..... 1
  - GED ..... 2
  - Community or technical college ..... 3
  - 4- year college/university ..... 4
  - Master's degree ..... 5
  - PhD ..... 6
  - Other/Specify: \_\_\_\_\_ 7
  - Refused ..... -7
  - Don't Know ..... -8

14A. Have any other family members in your household started or completed higher education or training programs **since** moving into your Habitat home? Would you say...

- Yes ..... 1
- No, but they plan to .....(Go To Q15)..... 2
- No, and they do not plan to....(Go To Q15)..... 3
- VOLUNTEERED: No other family members in the home ..... 4
  - Refused ..... (Go To Q15)..... -7
  - Don't Know ..... (Go To Q15)..... -8

14B. What programs have they started or completed? (*Circle all that apply*)

- High school ..... 1
- GED ..... 2
- Community or technical college ..... 3
- 4- year college/university ..... 4
- Master's degree ..... 5
- PhD ..... 6
- Other/Specify: \_\_\_\_\_ ..... 7
  - Refused ..... -7
  - Don't Know ..... -8

15. How connected do you feel to your community? Would you say...

- Very connected, ..... 1
- Somewhat connected, ..... 2
- Not very connected, or ..... 3
- Not at all connected? ..... 4
  - Refused ..... -7
  - Don't Know ..... -8

16. Since moving into your Habitat home...  
 Do you participate more or less in groups or activities in your community? Would you say...  
 (GIVE ALL EXAMPLES AS NEEDED: church, school councils, children's sports,  
 fundraising groups, block clubs, etc.)

- Much more, .....1
- A little more, .....2
- There was no change, .....3
- A little less, or .....4
- Much less? .....5
- Refused ..... -7
- Don't Know ..... -8

**IF NO KIDS (Q2A or Q2B =2), SKIP TO Q18**

17. (AS NEEDED: Since moving into your Habitat home...)  
 Do your children spend more or less time with their friends and classmates? Would you say...

- Much more time, .....1
- A little more time, .....2
- There was no change, .....3
- A little less time, or .....4
- Much less time? .....5
- Refused ..... -7
- Don't Know ..... -8
- Not Applicable ..... -9

18. (AS NEEDED: Since moving into your Habitat home...)  
 Do you spend more or less quality time with your family than you did before becoming a Habitat homeowner? Would you say...

- Much more time, .....1
- A little more time, .....2
- There was no change, .....3
- A little less time, or .....4
- Much less time? .....5
- Refused ..... -7
- Don't Know ..... -8
- Not Applicable ..... -9

19. Does your family get along better or worse than you did before becoming a habitat home owner? Would you say...

- Much better, .....1
- Somewhat better,.....2
- There was no change,.....3
- Somewhat worse, or.....4
- Much worse? .....5
- Refused .....-7
- Don't Know .....-8
- Not Applicable.....-9

20. Do you feel better or worse about yourself than you did before becoming a habitat homeowner? Would you say...

- Much better, .....1
- Somewhat better,.....2
- There was no change,.....3
- Somewhat worse, or.....4
- Much worse? .....5
- Refused .....-7
- Don't Know .....-8

21. Do you feel more positive or negative about the future than you did before becoming a habitat homeowner? Would you say...

- Much more positive, .....1
- A little more positive, .....2
- There was no change,.....3
- A little more negative, or .....4
- Much more negative? .....5
- Refused .....-7
- Don't Know .....-8

22. Since moving into your Habitat home...  
 Do you have more or less money than you used to? Would you say you have...

Much more money, .....	1
A little more money, .....	2
There was no change, .....	3
A little less money, or .....	4
Much less money? .....	5
Refused .....	-7
Don't Know .....	-8
Not Applicable .....	-9

23A. Have you or any other adult family members changed jobs since owning your Habitat house?

Yes .....	1
No..... (Go To Q24A).....	2
Refused .....(Go To Q24A).....	-7
Don't Know ..... (Go To Q24A).....	-8

23B. Overall, is the new job better or worse? Would you say...

Much better, .....	1
Somewhat better,.....	2
There was no change,.....	3
Somewhat worse, or.....	4
Much worse? .....	5
Refused .....	-7
Don't Know .....	-8

24A. Did you use any of the following public or government assistance programs **before** owning your Habitat home? How about... *(Circle all that apply)*

- Food Support, Food Stamps, or Food Assistance also known as SNAP, MFAP, or WIC ..... 1
- Welfare Assistance or family & children services also known as MFIP, TANF, or AFDC ..... 2
- Medicaid, MinnesotaCare, or Medical Assistance also known as MA ..... 3
- Supplemental Security Income or other disability assistance..... 4
- Utility Bill/Energy Assistance Programs also known as EAP ..... 5
- Rent assistance ..... 6
- NONE OF THE ABOVE..... 7
- Refused ..... -7
- Don't Know ..... -8

24B. Do you **currently** use any of the following public or government assistance programs? How about... *(Circle all that apply)*

- Food Support, Food Stamps, or Food Assistance also known as SNAP, MFAP, or WIC ..... 1
- Welfare Assistance or family & children services also known as MFIP, TANF, or AFDC ..... 2
- Medicaid, MinnesotaCare, or Medical Assistance also known as MA ..... 3
- Supplemental Security Income or other disability assistance..... 4
- Utility Bill/Energy Assistance Programs also known as EAP ..... 5
- Rent assistance ..... 6
- NONE OF THE ABOVE..... 7
- Refused ..... -7
- Don't Know ..... -8

25. Please estimate your current monthly housing costs including mortgage payments, property taxes and insurance. Do **not** include utilities. Please stop me when I read the correct range. Would you say...

Less than \$400, .....	1
\$400 to \$599 , .....	2
\$600 to \$799, .....	3
\$800 to \$999, .....	4
\$1000 to \$1199, .....	5
\$1200 to \$1399, .....	6
\$1400 to \$1599, .....	7
\$1600 to \$1799, .....	8
\$1800 to \$1999, or .....	9
\$2000 or more? .....	10
Refused .....	-7
Don't Know .....	-8

26. Including mortgage payments, property taxes, insurance, and **not** including utilities, do you currently spend more or less on monthly housing costs than **before** moving into your Habitat home? Would you say...

Much more, .....	1
A little more, .....	2
There was no change, .....	3
A little less, or .....	4
Much less? .....	5
Refused .....	-7
Don't Know .....	-8

27. Since you became a Habitat homeowner, are the lives of you and your family members better or worse? Would you say...

- Much better, ..... 1
- Somewhat better,..... 2
- There was no change,..... (GO TO Q29)..... 3
- Somewhat worse, or ..... 4
- Much worse? ..... 5
- Refused .....(GO TO Q29)..... -7
- Don't Know ..... (GO TO Q29)..... -8

28. How much do you think Habitat for Humanity's homeownership program has contributed to the changes in you and your family's life? Would you say...

- Completely,..... 1
- A lot, ..... 2
- Somewhat,..... 3
- A little, or ..... 4
- Not at all? ..... 5
- Refused ..... -7
- Don't Know ..... -8

29. Please share an example of how being a Habitat partner family has impacted you and your family?

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We have a few final questions about you and your family. I would like to remind you that your answers are confidential.

30. What is your gender?
- Female.....1
  - Male .....2
  - Transgender.....3
  - Other/Specify: \_\_\_\_\_ .....4
  - Refused .....-7
  - Don't Know .....-8
31. Which one or more of the following describes you? How about...*(Circle all that apply)*
- Black or African American,.....1
  - African native, including Oromo, Somali, and Ethiopian .....2
  - Asian, including Southeast Asian, .....3
  - Hispanic or Latino,.....4
  - American Indian (Specify Tribe: \_\_\_\_\_), ...5
  - White or Caucasian, or.....6
  - Another race or ethnic group? (Specify \_\_\_\_\_) ....7
  - Refused .....-7
  - Don't Know .....-8
- 32A. What is your Marital Status? Are you...
- Married or living with a partner,.....1
  - Single and never married, .....2
  - Separated,.....3
  - Divorced, or .....4
  - Widowed? .....5
  - Refused .....-7
  - Don't Know .....-8

32B. What was your Marital Status when you moved into your habitat home? Were you...

Married or living with a partner,.....	1
Single and never married,.....	2
Separated,.....	3
Divorced, or .....	4
Widowed? .....	5
Refused .....	-7
Don't Know .....	-8

33. What is the highest grade or year of school you have completed? (DO NOT READ RESPONSES)

8th grade or less .....	1
Some high school .....	2
High school graduate or GED .....	3
Trade school (Vocational, Technical, or Business School) .....	4
Some college or associate's degree (including Community College) .....	5
Bachelor's degree .....	6
Graduate or professional degree .....	7
Refused .....	-7
Don't Know .....	-8

34. How many adults age 18 or older, including yourself, live in your household?

\_\_\_\_\_ (# of adults)

Refused .....	-7
Don't Know .....	-8

35. How many children under age 18 live in your household?

\_\_\_\_\_ (# of children)

Refused .....	-7
Don't Know .....	-8

36. Are there any disabled family members living in your home?

Yes .....1

No.....2

Refused .....-7

Don't Know .....-8

37. Are any family members living in your home veterans?

Yes .....1

No.....2

Refused .....-7

Don't Know .....-8

38. Did your parents or grandparents...

Ever own their own home, or .....1

Did they always live in rented or shared housing which they  
did not own?.....2

Refused .....-7

Don't Know .....-8

39A Do you have any recommendations on how to improve the Habitat For Humanity  
homeownership program?

Yes .....1

No .....(Go To END) .....2

Refused .....(Go To END) .....-7

Don't Know .....(Go To END) .....-8

39B. How could the Habitat For Humanity homeownership program be improved?

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Thank you, those are all the questions I have. Would you like to be entered into the drawing for a chance to win one of 10 gift cards valued at \$50 for either Target or Walmart?

IF YES:

Please give me your first name and a phone number or email that you would like to be contacted at if you are selected as a winner.

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Thank you for participating in this survey! Your answers will help us get the support that we need to keep making decent, safe, and affordable homeownership possible for Minnesota families.

# CITY COUNCIL AGENDA ITEM



**Meeting Date:** May 18, 2026  
**Action Requested:** Discussion - City Ordinance Regarding Buying & Selling of Precious Metals  
**Prepared By:** Rich Spiczka, City Manager

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**Background:**

Dale Thompson from Ken K. Thompson Jewelry will be in attendance to provide information regarding the buying and selling of precious metals, in particular bullion or coins. In the current marketplace our ordinance is likely out of date and may need some revisions.

Staff has had some background and communication with legal regarding modifying the current city code entitled "Pawnbrokers, Secondhand and Precious Metal Dealers". The legal review of the entire city code conducted by MuniCode recommends that provisions regarding precious metals be moved into a separate article or section due to different requirements of Minnesota Statutes versus pawnbrokers. In doing some brief research by staff it appears other cities do have separate codes for precious metals and pawnbrokers.

Mr. Thompson is seeking an amendment to our code to exclude bullion (or coins). Since we already have recommendations to modify our current city code, it would be a good time to review and amend the entire section, rather than just one piece of it pertaining to bullion.

**Recommendation:**

Discussion - City Ordinance Regarding Buying & Selling of Precious Metals.

## ARTICLE XXIV. - PAWNBROKERS, SECONDHAND AND PRECIOUS METAL DEALERS

## Sec. 12-1394. - Purpose.

The purpose of this section is to prevent pawnshop, secondhand dealers, and precious metals businesses from being used as facilities for the commission of crime. The city council finds that the pawn industry has outgrown the city's current ability to effectively or efficiently identify crime activity related to pawnshops, and that secondhand dealers and precious metal dealers can also be compromised by others in the commission of crimes. To assure that such businesses comply with basic consumer protection standards and to protect the public health, safety and general welfare of the citizens of the city, the city council therefore finds consumer protection regulation is warranted in transactions involving pawnbrokers, secondhand dealers, and precious metal dealers. To help the police department better regulate current and future pawnshop, secondhand goods, and precious metal businesses, decrease and stabilize costs associated with regulation of these businesses, and increase identification of criminal activities in these businesses through the timely collection and sharing of pawn transaction information, this article also implements and establishes the required use of a transaction reporting system.

(Ord. No. 410, 2nd series, § 6.40, subd. 1, 8-1-2005; Ord. No. 167, 3rd series, § 1, 2-3-2020)

## Sec. 12-1395. - Definitions.

The following words, terms and phrases, when used in this article, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

*Antique* means any used property offered for sale upon the basis, express or implied, that the value of the property, in whole or in substantial part, is derived from its age or its historical association and exceeds the original value of the item when new.

*Antique dealer* means any natural person, partnership or corporation, either as principal or agent or employee thereof, whose regular business includes selling or receiving goods previously owned, used, rented or leased, who offers for sale upon the basis, express or implied, that the value of the property, in whole or in substantial part, is derived from its age or its historical association and exceeds the original value of the item when new.

*Billable transaction.* Every reportable transaction conducted by a pawnbroker, secondhand dealer, or precious metal dealer is a billable transaction except renewals, redemptions, or extensions of existing pawns on items previously reported and continuously in the licensee's possession, voided transactions, and confiscations.

*Minor* means any person under 18 years of age.

*Pawnbroker* means any natural person, partnership or corporation, either as principal, agent or employee thereof, within the city who loans money on deposits or pledge of personal property or other valuable thing; who deals in the purchasing of personal property or other valuable item on condition of selling that same item back again at a stipulated price; or who loans money secured by a mortgage on personal property, taking possession of the property or any part thereof so mortgaged. To the extent that a business includes buying personal property previously used, rented or leased, or selling it on consignment, the provision of this section shall be applicable. Any bank, savings and loan associations or credit union shall not be deemed a pawnbroker for purposes of this section.

*Pawnshop* means the location at which or premises in which a pawnbroker regularly conducts business.

*Person* means an individual; a partnership, including a limited partnership; a corporation including a foreign, domestic or nonprofit corporation; a trust; a political subdivision of the state; or any other business organization.

*Precious metal dealer* means any person engaged in the business of buying coins or secondhand items containing precious metal, including but not limited to, jewelry, watches, eating utensils, candlesticks, and religious and decorative objects.

*Reportable transaction.* Every transaction conducted by a licensee with any member of the public in which merchandise is received through a pawn, purchase, consignment (including electronic transactions) or trade, or in which a pawn is renewed, extended, redeemed, or voided, or for which a unique transaction number or identifier is generated by their point-of-sale software, or an item confiscated by law enforcement, is reportable except:

- (1) The bulk purchase or consignment of new or used merchandise from a merchant, manufacturer or wholesaler having an established permanent place of business, and the retail sale of said merchandise, provided the licensee must maintain a record of such purchase or consignment which describes each item, and must mark each item in a manner which relates it to that transaction record.
- (2) Retail and wholesale sales of merchandise originally received by pawn or purchase, and for which all applicable hold and/or redemption periods have expired.
- (3) Precious metal dealer transactions in which a secondhand item containing precious metal is exchanged for a new item containing precious metal and the value of the new item exceeds the value of the secondhand item.
- (4) Transactions between precious metal dealers if both dealers are licensed under Minn. Stat. § 325F.733 or if the seller's business is located outside of the state and the item is shipped from outside the state to a dealer licensed under Minn. Stat. § 325F.733.
- (5) Transactions on behalf of dealers by a licensee, to include the exhibition of dealers' goods by a licensee.

- (6) Transactions involving secondhand clothing, athletic gear, athletic footwear, and linens where no single item has a value greater than \$50.00, except that dealers of secondhand bedding must comply with Minn. Stat. §§ 325F.25—325F.34. This exception does not otherwise apply to the sale of secondhand sporting equipment.
- (7) Transactions involving secondhand kitchen or laundry appliances.
- (8) Transactions involving the sale of secondhand furniture.
- (9) Transactions involving only those secondhand goods taken as part of full payment toward new goods of greater value.
- (10) Consignment of clothing, houseware and appliance items.
- (11) Consignment by the artists themselves of works of art or craft.
- (12) Transactions involving antique furniture. This exception does not exempt antique dealers from reporting transactions from the public involving items with unique identification or serial numbers, precious metals, precious gems, firearms, antique audio or video equipment, antique musical instruments, antique photographic or optical equipment, antique sporting equipment, coin collections, sets of collectable items, and/or lighting fixtures or lamps that are, or contain stained, etched, leaded, beveled or art glass.
- (13) Transactions involving items received for which payment in full is made with a credit or voucher redeemable for merchandise from the licensee.

*Secondhand dealer* means a person, partnership, firm or corporation whose business includes selling or receiving tangible personal property (excluding motor vehicles) previously used, rented, owned, or leased, but excluding stores selling solely consigned or donated goods. This definition includes antique dealers.

(Ord. No. 410, 2nd series, § 6.40, subd.2, 8-1-2005)

Sec. 12-1396. - License required.

- (a) No person, firm or corporation shall conduct or operate the business of pawnbroker, secondhand dealer, or precious metal dealer without having first obtained a license therefor as herein provided; or in violation of any of the provisions herein contained. No pawnbroker, secondhand dealer, or precious metal dealer license may be transferred to a different location or a different person. A separate license is required for each place of business. A person may be issued multiple licenses if there has been compliance with this Code and all other county, state and federal laws for each license.
- (b) The business manager is a person or persons designated by the licensee to operate a business in the licensee's absence. A licensee must designate a manager to operate the licensed business if the licensee cannot provide on-site supervisory services at the business for at least 40 hours per month. When a licensee places a manager in charge of a business, or if the named managers in charge of a licensed business changes, the licensee must complete and submit the appropriate

application, on forms provided by the city within 14 days. Upon completion of an investigation of a new manager, the licensee must pay an amount equal to the cost of the investigation to assure compliance with this Code. If the investigation process is conducted solely within the state, the fee shall be \$500.00. If the investigation is conducted outside the state, the issuing authority may recover the actual investigation cost not exceeding \$10,000.00.

(Ord. No. 410, 2nd series, § 6.40, subd. 3, 8-1-2005)

Sec. 12-1397. - Exceptions to license requirement.

- (a) All pawnbrokers must be licensed and there are no exceptions to the licensing requirements for pawnbrokers.
- (b) All secondhand dealers must be licensed, except the following transactions shall not require a secondhand dealer's license:
  - (1) The sale of secondhand goods where all of the following are present:
    - a. The sale is held on property occupied as a residential dwelling by the seller or owned, rented or leased by a charitable or political organization.
    - b. The items offered for sale are owned by the occupant.
    - c. That no sale exceeds a period of 72 consecutive hours.
    - d. That no more than two sales are held in any 12 consecutive month period at any residential dwelling.
    - e. That none of the items offered for sale have been purchased for resale or received on consignment for purpose of resale.
  - (2) The sale of secondhand books or magazines where no single book has a value of greater than \$50.00.
  - (3) The sale of goods at an auction held by a licensed auctioneer.
  - (4) The sale of recyclable material including, but not limited to, motor oil, aluminum, iron, glass, plastic and paper.
  - (5) Private occasional sales of secondhand goods.
  - (6) Sales by charitable organizations that take secondhand goods for no compensation.
  - (7) The sale of used motor vehicles.
  - (8) A bulk sale of property from a merchant, manufacturer or wholesaler having an established place of business or of goods sold at open sale from bankrupt stock.
- (c) The following transactions shall not require a precious metal dealer's license:
  - (1) Transactions at occasional "garage" or "yard" sales, or estate sales or auctions held at the decedent's residence, except that precious metal dealers must comply with the requirements of Minn. Stat. §§ 325F.73—325F.744 for these transactions.

- (2) Transactions regulated by Minn. Stat. ch. 80A.
- (3) Transactions regulated by the Federal Commodity Futures Commission Act.
- (4) Transactions involving the purchase of precious metal grindings, filings, slag, sweeps, scraps or dust from an industrial manufacturer, dental lab, dentist or agent thereof.
- (5) Transactions involving the purchase of photographic film such as lithographic and x-ray film or silver residue or flake covered in lithographic and x-ray film processing.
- (6) The business of buying or selling only those secondhand goods taken as part of full payment toward new goods of greater value.

(Ord. No. 410, 2nd series, § 6.40, subd. 4, 8-1-2005)

Sec. 12-1398. - Application for license.

- (a) *Generally.* Every application for license under this section, whether for a natural person, partnership, corporation or other organization shall be made on a form supplied by the city and shall contain all information on said license form as required by law.
- (b) *Application execution.* All license applications under this section shall be signed and sworn to under oath or affirmation by the applicant. If the applicant is a natural person, it must be signed and sworn to by such person. If the applicant is a corporation, it must be signed and sworn to by an officer. If the applicant is a partnership, it must be signed and sworn to by one of the general partners. If the applicant is an unincorporated association, it must be signed and sworn to by the manager or managing officer. Any license obtained by use of false information shall result in the denial or revocation of a license.
- (c) *Application verification.* All applications shall be referred to the police department for verification and investigation of the facts set forth in the application. The police department shall make a written report and recommendation to the city council as to issuance or nonissuance of the license. The city may order and conduct such additional investigation as it deems necessary during normal business hours.
- (d) *Application consideration.* If an application is granted for a location where a building is under construction or not ready for occupancy, the license shall not be delivered to the licensee until a certificate of occupancy has been issued for the licensed premises.

(Ord. No. 410, 2nd series, § 6.40, subd. 5, 8-1-2005)

Sec. 12-1399. - Fees.

- (a) Each application shall be submitted with an investigation fee and the annual license fee. The city council will adopt by Ordinance the amounts for the fees.
  - (1)

The investigation fee is nonrefundable, whether the application is approved or not. The investigation fee covers the costs involved in verifying the license application and any expenses incurred by investigating compliance with this provision. Investigative costs for applications requiring investigation outside the state will be billed to the applicant in accordance with this article.

- (2) The investigation fee and license fee shall be paid in full before the license application is accepted.
- (3) The license fee shall be paid annually. The initial license fee will be prorated from the date of issuance. Renewal shall occur on or before January 15 of each calendar year.
- (4) The application fee shall be credited to the first annual license fee, if the application is approved.
- (5) Upon rejection, denial or withdrawal of any license application, only the annual license fee shall be refunded in full.

(Ord. No. 410, 2nd series, § 6.40, subd. 6, 8-1-2005)

Sec. 12-1400. - Billable transaction fee.

- (a) The billable transaction license fee shall be set by ordinance.
- (b) The billable transaction license fee shall reflect the cost of processing transactions and other related regulatory expenses as determined by the city council, and shall be reviewed and adjusted, if necessary, annually. Licensees shall be notified in writing 30 days before any adjustment is implemented.
- (c) Billable transaction fees shall be billed monthly and are due and payable within 30 days. Failure to do so is a violation of this Code.

(Ord. No. 410, 2nd series, § 6.40, subd. 7, 8-1-2005)

Sec. 12-1401. - Bond.

A pawnbroker license will not be issued unless the applicant files with the city clerk a bond with corporate surety, cash, or a United States Government Bond in the amount of \$2,000.00 for a pawnbroker, \$1,000.00 for secondhand dealer, and \$1,000.00 for precious metal dealer license. The bond must be conditioned on the licensee obeying the laws and ordinances governing the licensed business and paying all fees, taxes, penalties and other charges associated with the business. The bond must be further conditioned that the principal will account for and deliver to any person legally entitled any goods which have come into the principal's hand through the principal's business as a pawnbroker, secondhand dealer, or precious metal dealer, or in lieu thereof, pay the reasonable value in money to the person. The bond must provide that it is forfeited to the city upon violation of any law or ordinance, and that it cannot be canceled except upon thirty days' written notice to the city, which shall be served upon the licensing authority.

(Ord. No. 410, 2nd series, § 6.40, subd. 8, 8-1-2005)

Sec. 12-1402. - Application renewal.

All licenses issued as per this section shall expire on January 1 following the date of approval by the city. An application for the renewal of an existing license shall be made prior to the expiration date of the license and shall be made in such form as the city requires. No expiration of any license shall impair or affect the obligation of any preexisting lawful contract between the licensee and any pledgor.

(Ord. No. 410, 2nd series, § 6.40, subd. 9, 8-1-2005)

Sec. 12-1403. - Death of a licensee.

In the case of the death of a licensee, the relative or personal representative of the licensee may continue operation of the business for not more than 90 days after the licensee's death.

(Ord. No. 410, 2nd series, § 6.40, subd. 10, 8-1-2005)

Sec. 12-1404. - Conditions for approval of license eligibility.

To be eligible for or to maintain a pawnbroker, secondhand dealer, or precious metal license, a person must operate lawfully and fairly within the provisions of this section and all other applicable laws, and:

- (1) No license under this section shall be issued to an applicant who is a natural person if such applicant:
  - a. Is a minor at the time the application is filed;
  - b. Has been convicted of any crime directly related to the occupation licensed as prescribed by Minn. Stat. § 364.03, subd. 2, unless the person has shown competent evidence of sufficient rehabilitation and present fitness to perform the duties of a pawnbroker, secondhand dealer, or precious metal dealer as prescribed by Minn. Stat. § 364.03, subd. 3; or
  - c. Holds an intoxicating liquor license under this Code; or
  - d. Is not a citizen of the United States or a resident alien, or upon whom it is impractical to conduct a background and financial investigation due to the unavailability of information; or
  - e. Is not of sufficient good moral character or repute as determined by the city council.
- (2) No license under this section shall be issued to an applicant that is a partnership if such applicant has any general partner or managing partner who:
  - a. Is a minor at the time the application is filed;
  - b.

Has been convicted of any crime directly related to the occupation and the person licensed as prescribed by Minn. Stat. § 364.03, subd. 2, unless the person has shown competent evidence of sufficient rehabilitation and present fitness to perform the duties of a pawnbroker, secondhand dealer, or precious metal dealer, as described by Minn. Stat. § 364.03, subd. 3; or

- c. Holds an intoxicating liquor license under this Code; or
- d. Is not a citizen of the United States or a resident alien, or upon whom it is impractical to conduct a background and financial investigation due to the unavailability of information; or
- e. Is not of sufficient good moral character or repute as determined by the city council.

(3) No license under this section shall be issued to an applicant that is a corporation or other organization if such applicant has any manager, proprietor, or agent in charge of the business to be licensed who:

- a. Is a minor at the time the application is filed;
- b. Has been convicted of any crime directly related to the occupation licensed as prescribed by Minn. Stat. § 364.03, subd. 2, unless the person has shown competent evidence of sufficient rehabilitation and present fitness to perform the duties of a pawnbroker, secondhand dealer, or precious metal dealer as prescribed by Minn. Stat. § 364.03, subd. 3; or
- c. Holds an intoxicating liquor license under this Code; or
- d. Is not a citizen of the United States or a resident alien, or upon whom it is impractical to conduct a background and financial investigation due to the unavailability of information; or
- e. Is not of sufficient good moral character or repute as determined by the city council.

(4) Any change, directly or beneficially, in the ownership of any licensed pawnshop, secondhand or precious metal dealer shall require the application for a new license and the new owner must satisfy all current eligibility requirements.

(5) The following locations shall be ineligible for a license under this section:

- a. No license shall be granted or renewed if the property on which the business is to be conducted is owned by a person who is ineligible for a license under any of the requirements of this Code.
- b. Where operation of a licensed premises would violate this Code.
- c. Where the applicant's present license was issued conditioned upon the applicant making specified improvements to the licensed premises or the property of the licensed premises which improvements have not been completed.

(Ord. No. 410, 2nd series, § 6.40, subd. 11, 8-1-2005)

## Sec. 12-1405. - General license restrictions.

- (a) *Recordkeeping.* At the time of a receipt of an item of property (other than pawn renewals, extensions or redemptions), whether sold or pawned, the pawnbroker, secondhand dealer, and precious metal dealer shall immediately record, using the English language, in an indelible ink, or in a computerized record approved by the city manager, the following information:
- (1) A complete and accurate description of the item of property including, but not limited to, any trademark, identification number, serial number, model number, brand name, or other identifying mark on such item;
  - (2) The date and time the item of property was received by the licensee, and the unique alpha and/or numeric transaction identifier that distinguishes it from all other transactions in the licensee's records;
  - (3) The full name, current residence address, current residence telephone number, address, date of birth, sex, height, weight, race and color of hair and eyes of the pledgor or seller;
  - (4) The identification number and state of issue from any of the following forms of identification of the seller:
    - a. Current valid Minnesota driver's license.
    - b. Current valid Minnesota identification card.
    - c. Current valid photo identification card issued by another state or province of Canada.
    - d. Current valid Tribal ID from a federally recognized tribal government that contains the legal name, date of birth, signature and picture of the enrolled tribal member.
  - (5) The signature of the person identified in the transaction.
  - (6) The purchase price, amount of money loaned upon or pledged therefor;
  - (7) The maturity date of the pawn transaction and the amount due;
  - (8) The monthly and annual interest rates, including all pawn fees and charges; and
  - (9) The licensee must also take color photographs or color video recording of:
    - a. Each customer involved in a billable transaction.
    - b. Every item pawned or sold that does not have a unique serial or identification number permanently engraved or affixed.
    - c. If a photograph is taken, it must be at least two inches in length by two inches in width and must be maintained in such a manner that the photograph can be readily matched and correlated with all other records of the transaction to which they relate. Such photographs must be available to the chief of police, or the chief's designee, upon request. The licensee must display a sign of sufficient size in a conspicuous place in the premises indicating that images are recorded.

- d. If a video photograph is taken, the video camera must zoom in on the person pawning or selling the item so as to include an identifiable close up of that person's face. Items photographed by video must be accurately depicted. Video photographs must be electronically referenced by time and date so they can be readily matched and correlated with all other records of the transaction to which they relate. The licensee must display a sign of sufficient size in a conspicuous place on the premises indicating that images are recorded. The licensee must keep the exposed videotape for three months.
- (b) *Digitized photographs.* The licensee may fulfill the color photograph requirements in this Code by submitting them as digital images, in a format specified by the issuing authority, electronically cross-referenced to the reportable transaction they are associated with. The digital images may be captured from required video recordings, so long as all image requirements in this Code are met.
- (c) *Printed recordkeeping.* The following shall be printed on all pawn tickets:
- (1) The statement that "any personal property pledged to a pawnbroker within this state is subject to sale or disposal when there has been no payment made on the account for a period of not less than 90 days past the date of the pawn transaction, renewal, or extension; no further notice is necessary. There is no obligation for the pledgor to redeem pledged goods."
  - (2) The statement that "the pledgor of this item attests that it is not stolen, it has no liens or encumbrances against it, and the pledgor has the right to sell or pawn the item,"
  - (3) The statement that "this item is redeemable only by the pledgor to whom the receipt was issued, or any person identified in a written and notarized authorization to redeem the property identified in the receipt, or a person identified in writing by the pledgor at the time of the initial transaction and signed by the pledgor. Written authorization for release of property to persons other than the original pledgor must be maintained along with the original transaction record."
  - (4) A blank line for the pledgor's signature.
- (d) *Inspection of records.* The pawnbroker, secondhand dealer, or precious metal dealer shall make available the information required in this section during business hours for inspection by the city. The information required in this section shall be retained by the pawnbroker, secondhand dealer, or precious metal dealer for at least three years. These records shall be a correct copy of its entries made of the pawn transactions.
- (e) *Daily reports to police.*
- (1) Licensees must submit every reportable transaction to the city police department daily in the following manner:
    - a.

Licensees must provide to the police department all reportable transaction information by transferring it from their computer to a transaction reporting system. All required records must be transmitted completely and accurately after the close of business each day in accordance with standards and procedures established by the city using a dial-callback protocol or other procedures that address security concerns of the licensee and the city. Any transaction that does not meet the transaction reporting system specifications must be corrected and resubmitted the next business day. The licensee must display a sign of sufficient size, in a conspicuous place in the premises, which informs all patrons that all transactions are reported to the police department daily.

- b. Billable transaction fees. Licensees will be charged for each billable transaction reported to the police department.
  1. If a licensee is unable to transfer the required reports by modem successfully, the licensee must provide the police department, upon request, printed copies of all reportable transactions along with the video tapes for that date, by 12:00 noon the next business day;
  2. If the problem is determined to be in the licensee's system and is not corrected by the close of the first business day following the failure, the licensee must provide the required reports as detailed in this section and must be charged a \$50.00 reporting failure penalty, daily, until the error is corrected; or
  3. If the problem is determined to be outside the licensee's system, the licensee must continue to provide the required reports and resubmit all such transactions via modem when the error is corrected.
  4. If a licensee is unable to capture, digitize or transmit the photographs required in this Code, the licensee must immediately take all required photographs with a still camera, cross-reference the photographs to the correct transaction, and make the photographs available to law enforcement upon request.
  5. Regardless of the cause or origin of the technical problems that prevented the licensee from uploading their reportable transactions, upon correction of the problem, the licensee shall upload every reportable transaction from every business day the problem existed.
  6. Subsection (e)(1)b.2 of this section notwithstanding, the police department may, upon presentation of extenuating circumstances, delay the implementation of the daily reporting penalty.

(f) *All new licensees are required to submit reportable transactions daily via modem.* Pawnbrokers, secondhand dealers, and precious metal dealers in business prior to the passage of the ordinance from which this article is derived that conduct fewer than 400 reportable transactions annually may apply for approval by the licensing authority to submit daily reports manually until

they exceed the annual minimum. Such reports must be submitted to the police department in writing and on forms approved by the licensing authority, by 12:00 p.m. (noon) the first business day following the date of the transaction. The licensee must display a sign of sufficient size, in a conspicuous place in the premises, which informs all patrons that all transactions are reported to the police department daily. Billable transaction fees for licensees who submit reports manually will reflect the additional costs for entering the data in the transaction reporting system.

(g) *Police order to hold property.*

- (1) *Investigative hold.* Whenever a law enforcement official from any agency notifies a pawnbroker, secondhand dealer, or precious metal dealer not to sell an item, the item must not be sold or removed from the premises. The investigative hold shall be confirmed in writing by the originating agency within 72 hours and will remain in effect for 15 days from the date of initial notification, or until the investigative order is canceled, or until an order to hold/confiscate is issued, pursuant to this Code, whichever comes first.
  - (2) *Order to hold.* Whenever the chief of police, or the chief's designee, notifies a pawnbroker, secondhand dealer, or precious metal dealer not to sell an item, the item must not be sold or removed from the licensed premises until authorized to be released by the chief of police or the chief's designee. The order to hold shall expire 90 days from the date it is placed unless the chief of police or the chief's designee determines the hold is still necessary and notifies the licensee in writing.
  - (3) *Order to confiscate.* If an item is identified as stolen or evidence in a criminal case, the chief of police or the chief's designee may:
    - a. Physically confiscate and remove it from the licensed premises, pursuant to a written order from the chief of police or the chief's designee, or
    - b. Place the item on hold or extend the hold as provided in this Code, and leave it at the licensed premises. When an item is confiscated, the person doing so shall provide identification upon request of the pawnbroker, secondhand dealer, or precious metal dealer, and shall provide the licensee the name and phone number of the confiscating agency and investigator, and the case number related to the confiscation. When an order to hold/confiscate is no longer necessary, the chief of police or the chief's designee shall so notify the licensee.
- (h) *Redemption period for pawned goods.* Any person pledging, pawning or depositing an item for security must have a minimum of 60 days from the date of that transaction to redeem the item before it may be forfeited and sold. During the 60-day holding period, items may not be removed from the licensed location except as to off-site locked storage facilities approved under the license or by law enforcement personnel. Licensees are prohibited from redeeming any item to anyone other than the person to whom the receipt was issued or, to any person identified in a

written and notarized authorization to redeem the property identified in the receipt, or to a person identified in writing by the pledgor at the time of the initial transaction and signed by the pledgor. Written authorization for release of property to persons other than the original pledgor must be maintained along with the original transaction record in accordance with this Code.

- (1) A pledgor shall have no obligation to redeem pledged goods or make any payment on a pawn transaction. Pledged goods not redeemed within at least 90 days of the date of the pawn, transaction, renewal, or extension shall automatically be forfeited to the pawnbroker, and qualified right, title, and interest in and to the goods shall automatically vest in the pawnbroker, secondhand dealer, or precious metal dealer.
  - (2) The licensee's right, title, and interest in the pledged goods under this article is qualified only by the pledgor's right, while the pledged goods remain in possession of the pawnbroker, secondhand dealer, or precious metal dealer and not sold to a third party, to redeem the goods by paying the loan plus fees and/or interest accrued up to the date of redemption.
  - (3) A pawn transaction that involves holding only the title to property is subject to Minn. Stat. chs. 168A or 336.
  - (4) The date by which an item of property that has been pawned must be redeemed by the pledgor without risk that the item will be sold must be a day on which the pawnbroker is open for regular business.
  - (5) Redemption, risk of loss. Any person to whom the receipt for pledged goods was issued, or any person identified in a written and notarized authorization to redeem the pledged goods identified in the receipt, or any person identified in writing by the pledgor at the time of the initial transaction and signed by the pledgor shall be entitled to redeem or repurchase the pledged goods described on the ticket. In the event the goods are lost or damaged while in possession of the pawnbroker, the pawnbroker shall compensate the pledgor, in cash or replacement goods acceptable to the pledgor, for the fair market value of the lost or damaged goods. Proof of compensation shall be a defense to any prosecution or civil action.
- (i) *Labels.* Licensees must attach a label to every item at the time it is pawned, purchased or received in inventory from any reportable transaction. Permanently recorded on this label must be the number or name that identifies the transaction in the shop's records, the transaction date, the name of the item and the description or the model and serial number of the item as reported to the police department, whichever is applicable, and the date the item is out of pawn or can be sold, if applicable. Labels shall not be re-used.
  - (j) *Holding period for sold goods.* Any item sold to a pawnbroker, secondhand dealer, or precious metal dealer for which a report to the police is required shall not be sold or otherwise transferred for 31 days after the date of the transaction. However, an individual may redeem an item after

the item was received on deposit by the pawnbroker, secondhand dealer, or precious metal dealer excluding Sundays and legal holidays.

- (k) *Receipt.* The pawnbroker, secondhand dealer, or precious metal dealer shall provide a receipt to the party identified in the reportable transaction and must maintain a duplicate of that receipt for three years. The receipt shall include:
- (1) The name, address, and phone number of the licensed business;
  - (2) The date on which the item was received by the licensee;
  - (3) An accurate description of the item received (including any identifier such as a trademark, serial number, identification number, model number, and/or brand name) and amount paid to the pledgor or seller in exchange for the item pawned or sold;
  - (4) Whether the item was pawned or sold, or the nature of the transaction;
  - (5) The signature of the pawnbroker agent or licensee/employee conducting the transaction;
  - (6) The amount advanced or paid.
  - (7) The last regular business day by which the item must be redeemed by the pledgor without risk that the item will be sold and the amount necessary to redeem the pawned item on that date;
  - (8) The monthly and annual rate of interest charged on pawned items received; and
  - (9) The full name, residence address, residence telephone number, address, date of birth, sex, height, weight, race and color of hair and eyes of the pledgor or seller;
  - (10) The identification number and state of issue from any of the following forms of identification of the seller:
    - a. Current valid Minnesota driver's license.
    - b. Current valid Minnesota identification card.
    - c. Current valid photo identification card issued by another state or province of Canada.
    - d. Current valid Tribal ID from a federally recognized tribal government that contains the legal name, date of birth, signature and picture of the enrolled tribal member.
  - (11) The signature of the person identified in the transaction.
  - (12) The name, address, and signature of the seller or pledgor.
  - (13) All printed statements as required by Minn. Stat. § 325J.04, subd. 2, or any other applicable statutes.
- (l) *Hours of operation.* No pawnbroker, secondhand dealer, or precious metal dealer shall keep the pawnbroker, secondhand, or precious metal business open for the transaction of business on any day of the week before 7:00 a.m. or after 10:00 p.m.

(m)

*Minors.* The pawnbroker, secondhand dealer, or precious metal dealer shall not purchase or receive personal property of any nature or deposit or pledge from any minor.

- (n) *Inspection of items.* The licensee shall, at all times during the term of the license, allow the city to enter the licensed premises for the purpose of inspecting such premises and inspecting the items, ware, and merchandise therein for the purpose of locating items suspected or alleged to have been stolen or otherwise improperly disposed.
- (o) *License display.* A license issued under this section must be posted in a conspicuous place in the premises for which it is used.
- (p) *Maintenance of order.* A licensee under this section shall be responsible for the conduct of the business being operated and shall maintain conditions of order.
- (q) *Gambling.* No licensee under this section may operate or permit the operation on the licensed premises of dice, slot machines, roulette wheels, punch boards, blackjack tables, or pinball machines which return coins or slugs, chips, or tokens of any kind, which are redeemable in merchandise or cash. No gambling equipment authorized under Minn. Stat., §§ 349A.11—349.60, may be operated and no raffles may be conducted on the licensed premises and/or adjoining rooms. The purchase of lottery tickets may take place on the licensed premises as authorized by the director of the lottery pursuant to Minn. Stat. §§ 349A.01—349A.15.
- (r) *Prohibited goods.* No licensee under this section shall accept any item of property which contains an altered or obliterated serial number or "operation identification" number or any item of property that has had its serial number removed.
- (s) *Proper identification.* A licensee under this section shall not accept items of property unless the seller or pledgor provides to the pawnbroker or secondhand dealer one of the following forms of photo identification:
  - (1) A valid driver's license;
  - (2) A Minnesota identification card;
  - (3) A valid Tribal ID from a federally recognized tribal government that contains the legal name, date of birth, signature and picture of the enrolled tribal member; or
  - (4) A photo identification issued by the seller's state of residency and current Minnesota address.Pursuant to state law, no other forms of identification shall be accepted.
- (t) *Payment.* When a pawnbroker accepts an item for purchase or as security for a loan, payment for any article deposited, left, pledged or pawned may be made by cash or by check, draft or other negotiable instrument or order of withdrawal which is drawn against funds held by a financial institution. This policy must be posted in a conspicuous place in the premises.
- (u) *Business at only one place.* A license under this section authorizes the licensee to conduct its business only at the permanent place of business designated in the license. The city may issue more than one license to a person if that person complies with this section for each license.

However, upon written request the chief of police or his designee may approve an off-site locked and secure storage facility. The licensee shall permit inspection of the facility in accordance with this article. All provisions of this article regarding recordkeeping and reporting apply to the facility and its contents. Property shall be stored in compliance with all provisions of this Code. The licensee must either own the building in which the business is conducted and any approved off-site storage facility, or have a lease on the business premises which extends for more than six months.

(v) *Restrictions on weapons.*

- (1) A pawnbroker, secondhand dealer, or precious metal dealer may not receive as a pledge or otherwise, or accept for consignment or sale any revolver, pistol, rifle, shotgun, or other firearm unless said dealer also maintains a federal firearms dealers license.
- (2) A pawnbroker, secondhand dealer, or precious metal dealer may not receive as a pledge or otherwise, or accept for consignment or sale, any sawed off shotgun, automatic rifle, black jack, switchblade, or other similar illegal weapons or firearms.

(Ord. No. 410, 2nd series, § 6.40, subd. 12, 8-1-2005; Ord. No. 68, 3rd series, § 1, 8-1-2011; Ord. No. 167, 3rd series, § 1, 2-3-2020)

Sec. 12-1406. - Restrictions regarding license transfer.

Each license under this division shall be issued to the applicant only and shall not be transferable to any other person. No licensee shall loan, sell, give or assign a license to another person.

(Ord. No. 410, 2nd series, § 6.40, subd. 13, 8-1-2005)

Sec. 12-1407. - Suspension or revocation of license.

- (a) The city council may suspend or revoke a license issued under this section upon a finding of a violation of:
  - (1) Any of the provisions of this section; or
  - (2) Any state statute regulating pawnbrokers, precious metal dealers or secondhand dealers.
  - (3) The applicant is not a citizen of the United States or a resident alien, or upon whom it is impractical to impossible to conduct a background or financial investigation due to the unavailability of information.
  - (4) Fraud, misrepresentation or bribery in securing or renewing a license.
  - (5) Fraud, misrepresentation or false statements made in the application and investigation for, in the course of, the applicant's business.
  - (6)

Any conviction by the pawnbroker, secondhand dealer, or precious metal dealer for theft, receiving stolen property, or any other crime or violation involving stolen property, damage or trespass to property, sale of controlled substances, or violation of any law relating to the operation of a business, or any crime of violence (as defined in Minn. Stat. § 624.712) shall result in the immediate suspension pending a hearing on revocation of any license issued hereunder.

- (b) Except in the case of a suspension pending a hearing or revocation, a revocation or suspension by the city council shall be preceded by written notice to the licensee and a public hearing. The written notice shall give at least ten days' notice of the time and place of the hearing and shall state the nature of the charges against the pawnbroker, secondhand dealer, or precious metal dealer. The council may, without any notice, suspend any license pending a hearing on revocation for a period not exceeding 30 days. The notice may be served upon the pawnbroker, secondhand dealer, or precious metal dealer by the United States mail addressed to the most recent address of the business in the license application.
- (c) Appeal procedure. Any licensee whose license is suspended or revoked by the city council may appeal from such order to the district court. Such appeal shall be taken by service of written notice hereof upon the council within ten days after service upon the licensee of the order appealed from and by filing with the district court, within ten days after service, the notice of appeal with proof of service thereof upon the council. An appeal will not stay implementation of the council's order.

(Ord. No. 410, 2nd series, § 6.40, subd. 14, 8-1-2005)

Sec. 12-1408. - Permitted charges.

- (a) Notwithstanding any other statutes, ordinance, rule, or regulation, a pawnbroker may contract for and receive a charge not to exceed three percent per month of the principal amount advanced in the pawn transaction plus a reasonable fee for storage and services. A fee for storage and services may not exceed \$20.00 if the property is not in the possession of the pawnbroker.
- (b) The charge allowed under subsection (a) of this section shall be deemed earned, due, and owing as of the date of the pawn transaction and a like sum shall be deemed earned, due, and owing on the same day of the succeeding month. However, if full payment is made more than two weeks before the next succeeding month, the pawnbroker shall remit one-half of the pawnshop charge for that month to the pledgor.
- (c) Interest shall not be deducted in advance, nor shall any loan be divided or split so as to yield greater interest or fees that would be permitted upon a single, consolidated loan or for otherwise evading any provisions of this section.
- (d)

Any interest, charge, or fees contracted for or received, directly or indirectly, in excess of the amount permitted under this section, shall be uncollectible and the pawn transaction shall be void.

- (e) A schedule of charges permitted by this section shall be posted on the pawnshop premises in a place clearly visible to the general public.

(Ord. No. 410, 2nd series, § 6.40, subd. 15, 8-1-2005)

Sec. 12-1409. - Prohibited acts.

- (a) No pawnbroker, secondhand dealer, or precious metal dealer licensed under this section shall:

- (1) Intentionally possess stolen goods;
- (2) Refuse to permit law enforcement officers to examine records or items in the licensee's premises or possession.

- (b) No pawnbroker licensed under this section shall:

- (1) Lend money on a pledge at a rate of interest above that allowed by law;
- (2) Intentionally possess stolen goods;
- (3) Sell pledged goods before the time to redeem has expired;
- (4) Make a loan on a pledge to a minor;
- (5) Refuse to permit law enforcement officers to examine records or items in the licensee's premises or possession.

- (c) No licensee may receive any goods, unless the seller presents identification in the form of a valid driver's license, a valid state identification, a valid Tribal ID from a federally recognized tribal government that contains the legal name, date of birth, signature and picture of the enrolled tribal member, or a photo identification issued by the seller's state of residency and current Minnesota address.

- (d) No licensee may receive any item of property which contains an altered or obliterated serial number or "operation identification" number or any item of property that has had its serial number removed.

- (e) No person under the age of 18 years may pawn or sell or attempt to pawn or sell goods to any licensee, nor shall any licensee receive any goods from a person under the age of 18 years.

- (f) No licensee may receive any goods from a person of unsound mind or an intoxicated person.

- (g) No person may pawn, pledge, sell, consign, leave, or deposit any article of property not their own; nor shall any person pawn, pledge, sell, consign, leave or deposit the property of another, whether with permission or without; nor shall any person pawn, pledge, sell, consign, leave, or deposit any article of property in which another has a security interest, with any licensee.

- (h)

No person seeking to pawn, pledge, sell, consign, leave, or deposit any article of property with any licensee shall give a false or fictitious name; nor give a false date of birth, nor give a false or out of date address of residence or telephone number; nor present a false or altered identification, or the identification of another to any licensee.

(Ord. No. 410, 2nd series, § 6.40, subd. 16, 8-1-2005; Ord. No. 167, 3rd series, § 1, 2-3-2020)

Secs. 12-1410—12-1425. - Reserved.

- (3) Any violation of this section or state law.
  - (4) A licensee's criminal conviction that is directly related to the occupation or business licensed as defined by Minn. Stat. § 364.03, subd. 2, provided that the licensee cannot show competent evidence of sufficient rehabilitation and present fitness to perform the duties of the licensed occupation or business as defined by Minn. Stat. § 364.03, subd. 3.
- (b) *Notice of hearing.* A revocation or suspension by the city council shall be preceded by written notice to the licensee and shall provide for a hearing. The notice shall give at least eight days' notice of the hearing and shall state the time and place of the hearing as well as the nature of the charges against the licensee. The notice shall be mailed by certified mail to the licensee at the most recent address listed on the license application.

(Ord. No. 371, 2nd series, § 6.49, subd. 12, 5-3-2004)

**Sec. 12-1371. Penalty.**

A violation of this article shall be a misdemeanor under state law.

(Ord. No. 371, 2nd series, § 6.49, subd. 13, 5-3-2004)

**Sec. 12-1372. Fees.**

Except as otherwise stated in this Code, the fees for the various licenses and permits shall be as hereinafter stated:

- (1) Fireworks sales license - annual fee...\$350.00 consumer fireworks sales facility.
- (2) Fireworks sales license - annual fee...\$100.00 general merchandising sales facility.

(Ord. No. 371, 2nd series, § 6.49, subd. 14, 5-3-2004)

**Secs. 12-1373—12-1393. Reserved.**

**ARTICLE XXIV. PAWNBROKERS, SECONDHAND AND PRECIOUS METAL DEALERS<sup>95</sup>**

[Sec. 12-1394. Purpose.](#)

[Sec. 12-1395. Definitions.](#)

[Sec. 12-1396. License required.](#)

[Sec. 12-1397. Exceptions to license requirement.](#)

[Sec. 12-1398. Application for license.](#)

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<sup>95</sup> **Art. XXIV. Pawnbrokers, Secondhand and Precious Metal Dealers.** I recommend that provisions regarding precious metal dealers be moved into a separate article or section due to the different requirements of Minn. Stats. ch. 325F (precious metals) and Minn. Stats. ch. 325J (pawnbrokers). Those provisions will require amendment in that most of the provisions of this article apply to pawnbrokers.

Sec. 12-1399. Fees.

Sec. 12-1400. Billable transaction fee.

Sec. 12-1401. Bond.

Sec. 12-1402. Application renewal.

Sec. 12-1403. Death of a licensee.

Sec. 12-1404. Conditions for approval of license eligibility.

Sec. 12-1405. General license restrictions.

Sec. 12-1406. Restrictions regarding license transfer.

Sec. 12-1407. Suspension or revocation of license.

Sec. 12-1408. Permitted charges.

Sec. 12-1409. Prohibited acts.

Secs. 12-1410—12-1425. Reserved.

#### **Sec. 12-1394. Purpose.**

The purpose of this section is to prevent pawnshop, secondhand dealers, and precious metals businesses from being used as facilities for the commission of crime. The city council finds that the pawn industry has outgrown the city's current ability to effectively or efficiently identify crime activity related to pawnshops, and that secondhand dealers and precious metal dealers can also be compromised by others in the commission of crimes. To assure that such businesses comply with basic consumer protection standards and to protect the public health, safety and general welfare of the citizens of the city, the city council therefore finds consumer protection regulation is warranted in transactions involving pawnbrokers, secondhand dealers, and precious metal dealers. To help the police department better regulate current and future pawnshop, secondhand goods, and precious metal businesses, decrease and stabilize costs associated with regulation of these businesses, and increase identification of criminal activities in these businesses through the timely collection and sharing of pawn transaction information, this article also implements and establishes the required use of a transaction reporting system.

(Ord. No. 410, 2nd series, § 6.40, subd. 1, 8-1-2005; Ord. No. 167, 3rd series, § 1, 2-3-2020)

#### **Sec. 12-1395. Definitions.<sup>96</sup>**

The following words, terms and phrases, when used in this article, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

*Antique* means any used property offered for sale upon the basis, express or implied, that the value of the property, in whole or in substantial part, is derived from its age or its historical association and exceeds the original value of the item when new.

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<sup>96</sup> **Sec. 12-1395. Definitions.** See the definitions in Minn. Stats. § 325J.01 (pawnbrokers). I suggest that the city conform the definitions in this section to those used in state statutes.

*Antique dealer* means any natural person, partnership or corporation, either as principal or agent or employee thereof, whose regular business includes selling or receiving goods previously owned, used, rented or leased, who offers for sale upon the basis, express or implied, that the value of the property, in whole or in substantial part, is derived from its age or its historical association and exceeds the original value of the item when new.

*Billable transaction.* Every reportable transaction conducted by a pawnbroker, secondhand dealer, or precious metal dealer is a billable transaction except renewals, redemptions, or extensions of existing pawns on items previously reported and continuously in the licensee's possession, voided transactions, and confiscations.

*Minor* means any person under 18 years of age.

*Pawnbroker* means any natural person, partnership or corporation, either as principal, agent or employee thereof, within the city who loans money on deposits or pledge of personal property or other valuable thing; who deals in the purchasing of personal property or other valuable item on condition of selling that same item back again at a stipulated price; or who loans money secured by a mortgage on personal property, taking possession of the property or any part thereof so mortgaged. To the extent that a business includes buying personal property previously used, rented or leased, or selling it on consignment, the provision of this section shall be applicable. Any bank, savings and loan associations or credit union shall not be deemed a pawnbroker for purposes of this section.

*Pawnshop* means the location at which or premises in which a pawnbroker regularly conducts business.

*Person* means an individual; a partnership, including a limited partnership; a corporation including a foreign, domestic or nonprofit corporation; a trust; a political subdivision of the state; or any other business organization.

*Precious metal dealer* means any person engaged in the business of buying coins or secondhand items containing precious metal, including but not limited to, jewelry, watches, eating utensils, candlesticks, and religious and decorative objects.

*Reportable transaction.* Every transaction conducted by a licensee with any member of the public in which merchandise is received through a pawn, purchase, consignment (including electronic transactions) or trade, or in which a pawn is renewed, extended, redeemed, or voided, or for which a unique transaction number or identifier is generated by their point-of-sale software, or an item confiscated by law enforcement, is reportable except:

- (1) The bulk purchase or consignment of new or used merchandise from a merchant, manufacturer or wholesaler having an established permanent place of business, and the retail sale of said merchandise, provided the licensee must maintain a record of such purchase or consignment which describes each item, and must mark each item in a manner which relates it to that transaction record.
- (2) Retail and wholesale sales of merchandise originally received by pawn or purchase, and for which all applicable hold and/or redemption periods have expired.
- (3) Precious metal dealer transactions in which a secondhand item containing precious metal is exchanged for a new item containing precious metal and the value of the new item exceeds the value of the secondhand item.

- (4) Transactions between precious metal dealers if both dealers are licensed under Minn. Stat. § 325F.733 or if the seller's business is located outside of the state and the item is shipped from outside the state to a dealer licensed under Minn. Stat. § 325F.733.
- (5) Transactions on behalf of dealers by a licensee, to include the exhibition of dealers' goods by a licensee.
- (6) Transactions involving secondhand clothing, athletic gear, athletic footwear, and linens where no single item has a value greater than \$50.00, except that dealers of secondhand bedding must comply with Minn. Stat. §§ 325F.25—325F.34. This exception does not otherwise apply to the sale of secondhand sporting equipment.
- (7) Transactions involving secondhand kitchen or laundry appliances.
- (8) Transactions involving the sale of secondhand furniture.
- (9) Transactions involving only those secondhand goods taken as part of full payment toward new goods of greater value.
- (10) Consignment of clothing, houseware and appliance items.
- (11) Consignment by the artists themselves of works of art or craft.
- (12) Transactions involving antique furniture. This exception does not exempt antique dealers from reporting transactions from the public involving items with unique identification or serial numbers, precious metals, precious gems, firearms, antique audio or video equipment, antique musical instruments, antique photographic or optical equipment, antique sporting equipment, coin collections, sets of collectable items, and/or lighting fixtures or lamps that are, or contain stained, etched, leaded, beveled or art glass.
- (13) Transactions involving items received for which payment in full is made with a credit or voucher redeemable for merchandise from the licensee.

*Secondhand dealer* means a person, partnership, firm or corporation whose business includes selling or receiving tangible personal property (excluding motor vehicles) previously used, rented, owned, or leased, but excluding stores selling solely consigned or donated goods. This definition includes antique dealers.

(Ord. No. 410, 2nd series, § 6.40, subd.2, 8-1-2005)

**Sec. 12-1396. License required.**

- (a) No person, firm or corporation shall conduct or operate the business of pawnbroker, secondhand dealer, or precious metal dealer without having first obtained a license therefor as herein provided; or in violation of any of the provisions herein contained. No pawnbroker, secondhand dealer, or precious metal dealer license may be transferred to a different location or a different person. A separate license is required for each place of business. A person may be issued multiple licenses if there has been compliance with this Code and all other county, state and federal laws for each license.
- (b) The business manager is a person or persons designated by the licensee to operate a business in the licensee's absence. A licensee must designate a manager to operate the licensed business if the licensee cannot provide on-site supervisory services at the business for at least 40 hours per month. When a licensee places a manager in charge of a business, or if the named managers in charge of a licensed

business changes, the licensee must complete and submit the appropriate application, on forms provided by the city within 14 days. Upon completion of an investigation of a new manager, the licensee must pay an amount equal to the cost of the investigation to assure compliance with this Code. If the investigation process is conducted solely within the state, the fee shall be \$500.00. If the investigation is conducted outside the state, the issuing authority may recover the actual investigation cost not exceeding \$10,000.00.

(Ord. No. 410, 2nd series, § 6.40, subd. 3, 8-1-2005)

**Sec. 12-1397. Exceptions to license requirement.**

- (a) All pawnbrokers must be licensed and there are no exceptions to the licensing requirements for pawnbrokers.
- (b) All secondhand dealers must be licensed, except the following transactions shall not require a secondhand dealer's license:
  - (1) The sale of secondhand goods where all of the following are present:
    - a. The sale is held on property occupied as a residential dwelling by the seller or owned, rented or leased by a charitable or political organization.
    - b. The items offered for sale are owned by the occupant.
    - c. That no sale exceeds a period of 72 consecutive hours.
    - d. That no more than two sales are held in any 12 consecutive month period at any residential dwelling.
    - e. That none of the items offered for sale have been purchased for resale or received on consignment for purpose of resale.
  - (2) The sale of secondhand books or magazines where no single book has a value of greater than \$50.00.
  - (3) The sale of goods at an auction held by a licensed auctioneer.
  - (4) The sale of recyclable material including, but not limited to, motor oil, aluminum, iron, glass, plastic and paper.
  - (5) Private occasional sales of secondhand goods.
  - (6) Sales by charitable organizations that take secondhand goods for no compensation.
  - (7) The sale of used motor vehicles.
  - (8) A bulk sale of property from a merchant, manufacturer or wholesaler having an established place of business or of goods sold at open sale from bankrupt stock.
- (c) The following transactions shall not require a precious metal dealer's license:
  - (1) Transactions at occasional "garage" or "yard" sales, or estate sales or auctions held at the decedent's residence, except that precious metal dealers must comply with the requirements of Minn. Stat. §§ 325F.73—325F.744 for these transactions.
  - (2) Transactions regulated by Minn. Stat. ch. 80A.

- (3) Transactions regulated by the Federal Commodity Futures Commission Act.
- (4) Transactions involving the purchase of precious metal grindings, filings, slag, sweeps, scraps or dust from an industrial manufacturer, dental lab, dentist or agent thereof.
- (5) Transactions involving the purchase of photographic film such as lithographic and x-ray film or silver residue or flake covered in lithographic and x-ray film processing.
- (6) The business of buying or selling only those secondhand goods taken as part of full payment toward new goods of greater value.

(Ord. No. 410, 2nd series, § 6.40, subd. 4, 8-1-2005)

**Sec. 12-1398. Application for license.**

- (a) *Generally.* Every application for license under this section, whether for a natural person, partnership, corporation or other organization shall be made on a form supplied by the city and shall contain all information on said license form as required by law.
- (b) *Application execution.* All license applications under this section shall be signed and sworn to under oath or affirmation by the applicant. If the applicant is a natural person, it must be signed and sworn to by such person. If the applicant is a corporation, it must be signed and sworn to by an officer. If the applicant is a partnership, it must be signed and sworn to by one of the general partners. If the applicant is an unincorporated association, it must be signed and sworn to by the manager or managing officer. Any license obtained by use of false information shall result in the denial or revocation of a license.
- (c) *Application verification.* All applications shall be referred to the police department for verification and investigation of the facts set forth in the application. The police department shall make a written report and recommendation to the city council as to issuance or nonissuance of the license. The city may order and conduct such additional investigation as it deems necessary during normal business hours.
- (d) *Application consideration.* If an application is granted for a location where a building is under construction or not ready for occupancy, the license shall not be delivered to the licensee until a certificate of occupancy has been issued for the licensed premises.

(Ord. No. 410, 2nd series, § 6.40, subd. 5, 8-1-2005)

**Sec. 12-1399. Fees.**

- (a) Each application shall be submitted with an investigation fee and the annual license fee. The city council will adopt by Ordinance the amounts for the fees.
  - (1) The investigation fee is nonrefundable, whether the application is approved or not. The investigation fee covers the costs involved in verifying the license application and any expenses incurred by investigating compliance with this provision. Investigative costs for applications requiring investigation outside the state will be billed to the applicant in accordance with this article.
  - (2) The investigation fee and license fee shall be paid in full before the license application is accepted.

- (3) The license fee shall be paid annually. The initial license fee will be prorated from the date of issuance. Renewal shall occur on or before January 15 of each calendar year.
- (4) The application fee shall be credited to the first annual license fee, if the application is approved.
- (5) Upon rejection, denial or withdrawal of any license application, only the annual license fee shall be refunded in full.

(Ord. No. 410, 2nd series, § 6.40, subd. 6, 8-1-2005)

**Sec. 12-1400. Billable transaction fee.**

- (a) The billable transaction license fee shall be set by ordinance.
- (b) The billable transaction license fee shall reflect the cost of processing transactions and other related regulatory expenses as determined by the city council, and shall be reviewed and adjusted, if necessary, annually. Licensees shall be notified in writing 30 days before any adjustment is implemented.
- (c) Billable transaction fees shall be billed monthly and are due and payable within 30 days. Failure to do so is a violation of this Code.

(Ord. No. 410, 2nd series, § 6.40, subd. 7, 8-1-2005)

**Sec. 12-1401. Bond.**

A pawnbroker license will not be issued unless the applicant files with the city clerk a bond with corporate surety, cash, or a United States Government Bond in the amount of \$2,000.00 for a pawnbroker, \$1,000.00 for secondhand dealer, and \$1,000.00 for precious metal dealer license. The bond must be conditioned on the licensee obeying the laws and ordinances governing the licensed business and paying all fees, taxes, penalties and other charges associated with the business. The bond must be further conditioned that the principal will account for and deliver to any person legally entitled any goods which have come into the principal's hand through the principal's business as a pawnbroker, secondhand dealer, or precious metal dealer, or in lieu thereof, pay the reasonable value in money to the person. The bond must provide that it is forfeited to the city upon violation of any law or ordinance, and that it cannot be canceled except upon thirty days' written notice to the city, which shall be served upon the licensing authority.

(Ord. No. 410, 2nd series, § 6.40, subd. 8, 8-1-2005)

**Sec. 12-1402. Application renewal.**

All licenses issued as per this section shall expire on January 1 following the date of approval by the city. An application for the renewal of an existing license shall be made prior to the expiration date of the license and shall be made in such form as the city requires. No expiration of any license shall impair or affect the obligation of any preexisting lawful contract between the licensee and any pledgor.

(Ord. No. 410, 2nd series, § 6.40, subd. 9, 8-1-2005)

**Sec. 12-1403. Death of a licensee.**

In the case of the death of a licensee, the relative or personal representative of the licensee may continue operation of the business for not more than 90 days after the licensee's death.

(Ord. No. 410, 2nd series, § 6.40, subd. 10, 8-1-2005)

**Sec. 12-1404. Conditions for approval of license eligibility.<sup>97</sup>**

To be eligible for or to maintain a pawnbroker, secondhand dealer, or precious metal license, a person must operate lawfully and fairly within the provisions of this section and all other applicable laws, and:

- (1) No license under this section shall be issued to an applicant who is a natural person if such applicant:
  - a. Is a minor at the time the application is filed;
  - b. Has been convicted of any crime directly related to the occupation licensed as prescribed by Minn. Stat. § 364.03, subd. 2, unless the person has shown competent evidence of sufficient rehabilitation and present fitness to perform the duties of a pawnbroker, secondhand dealer, or precious metal dealer as prescribed by Minn. Stat. § 364.03, subd. 3; or
  - c. Holds an intoxicating liquor license under this Code; or
  - ~~d. Is not a citizen of the United States or a resident alien, or upon whom it is impractical to conduct a background and financial investigation due to the unavailability of information; or~~
  - e. Is not of sufficient good moral character or repute as determined by the city council.
- (2) No license under this section shall be issued to an applicant that is a partnership if such applicant has any general partner or managing partner who:
  - a. Is a minor at the time the application is filed;
  - b. Has been convicted of any crime directly related to the occupation and the person licensed as prescribed by Minn. Stat. § 364.03, subd. 2, unless the person has shown competent evidence of sufficient rehabilitation and present fitness to perform the duties of a pawnbroker, secondhand dealer, or precious metal dealer, as described by Minn. Stat. § 364.03, subd. 3; or
  - c. Holds an intoxicating liquor license under this Code; or
  - ~~d. Is not a citizen of the United States or a resident alien, or upon whom it is impractical to conduct a background and financial investigation due to the unavailability of information; or~~
  - e. Is not of sufficient good moral character or repute as determined by the city council.

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<sup>97</sup> **Sec. 12-1404. Conditions for approval of license eligibility.** Minn. Stats. § 325J.03 (pawnbrokers) does not include citizenship as a requirement for licensure. While the city has, with some exceptions, the authority to adopt more stringent regulations than provided by state statutes (Minn. Stats. § 325J.13), courts have ruled that cities cannot deny licensure based on citizenship.

- (3) No license under this section shall be issued to an applicant that is a corporation or other organization if such applicant has any manager, proprietor, or agent in charge of the business to be licensed who:
- a. Is a minor at the time the application is filed;
  - b. Has been convicted of any crime directly related to the occupation licensed as prescribed by Minn. Stat. § 364.03, subd. 2, unless the person has shown competent evidence of sufficient rehabilitation and present fitness to perform the duties of a pawnbroker, secondhand dealer, or precious metal dealer as prescribed by Minn. Stat. § 364.03, subd. 3; or
  - c. Holds an intoxicating liquor license under this Code; or
  - ~~d. Is not a citizen of the United States or a resident alien, or upon whom it is impractical to conduct a background and financial investigation due to the unavailability of information; or~~
  - e. Is not of sufficient good moral character or repute as determined by the city council.
- (4) Any change, directly or beneficially, in the ownership of any licensed pawnshop, secondhand or precious metal dealer shall require the application for a new license and the new owner must satisfy all current eligibility requirements.
- (5) The following locations shall be ineligible for a license under this section:
- a. No license shall be granted or renewed if the property on which the business is to be conducted is owned by a person who is ineligible for a license under any of the requirements of this Code.
  - b. Where operation of a licensed premises would violate this Code.
  - c. Where the applicant's present license was issued conditioned upon the applicant making specified improvements to the licensed premises or the property of the licensed premises which improvements have not been completed.

(Ord. No. 410, 2nd series, § 6.40, subd. 11, 8-1-2005)

**Sec. 12-1405. General license restrictions.<sup>98</sup>**

- (a) *Recordkeeping.* At the time of a receipt of an item of property (other than pawn renewals, extensions or redemptions), whether sold or pawned, the pawnbroker, secondhand dealer, and precious metal dealer shall immediately record, using the English language, in an indelible ink, or in a computerized record approved by the city manager, the following information:
- (1) A complete and accurate description of the item of property including, but not limited to, any trademark, identification number, serial number, model number, brand name, or other identifying mark on such item;
  - (2) The date and time the item of property was received by the licensee, and the unique alpha and/or numeric transaction identifier that distinguishes it from all other transactions in the licensee's records;

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<sup>98</sup> **Sec. 12-1405. General license restrictions.** This very lengthy section should be broken into separate sections for improved clarity.

- (3) The full name, current residence address, current residence telephone number, address, date of birth, sex, height, weight, race and color of hair and eyes of the pledgor or seller;
  - (4) The identification number and state of issue from any of the following forms of identification of the seller:
    - a. Current valid Minnesota driver's license.
    - b. Current valid Minnesota identification card.
    - c. Current valid photo identification card issued by another state or province of Canada.
    - d. Current valid Tribal ID from a federally recognized tribal government that contains the legal name, date of birth, signature and picture of the enrolled tribal member.
  - (5) The signature of the person identified in the transaction.
  - (6) The purchase price, amount of money loaned upon or pledged therefor;
  - (7) The maturity date of the pawn transaction and the amount due;
  - (8) The monthly and annual interest rates, including all pawn fees and charges; and
  - (9) The licensee must also take color photographs or color video recording of:
    - a. Each customer involved in a billable transaction.
    - b. Every item pawned or sold that does not have a unique serial or identification number permanently engraved or affixed.
    - c. If a photograph is taken, it must be at least two inches in length by two inches in width and must be maintained in such a manner that the photograph can be readily matched and correlated with all other records of the transaction to which they relate. Such photographs must be available to the chief of police, or the chief's designee, upon request. The licensee must display a sign of sufficient size in a conspicuous place in the premises indicating that images are recorded.
    - d. If a video photograph is taken, the video camera must zoom in on the person pawning or selling the item so as to include an identifiable close up of that person's face. Items photographed by video must be accurately depicted. Video photographs must be electronically referenced by time and date so they can be readily matched and correlated with all other records of the transaction to which they relate. The licensee must display a sign of sufficient size in a conspicuous place on the premises indicating that images are recorded. The licensee must keep the exposed videotape for three months.
- (b) *Digitized photographs.* The licensee may fulfill the color photograph requirements in this Code by submitting them as digital images, in a format specified by the issuing authority, electronically cross-referenced to the reportable transaction they are associated with. The digital images may be captured from required video recordings, so long as all image requirements in this Code are met.
- (c) *Printed recordkeeping.* The following shall be printed on all pawn tickets:

- (1) <sup>99</sup>The statement that "any personal property pledged to a pawnbroker within this state is subject to sale or disposal when there has been no payment made on the account for a period of not less than **90 days** past the date of the pawn transaction, renewal, or extension; no further notice is necessary. There is no obligation for the pledgor to redeem pledged goods."
  - (2) The statement that "the pledgor of this item attests that it is not stolen, it has no liens or encumbrances against it, and the pledgor has the right to sell or pawn the item,"
  - (3) The statement that "this item is redeemable only by the pledgor to whom the receipt was issued, or any person identified in a written and notarized authorization to redeem the property identified in the receipt, or a person identified in writing by the pledgor at the time of the initial transaction and signed by the pledgor. Written authorization for release of property to persons other than the original pledgor must be maintained along with the original transaction record."
  - (4) A blank line for the pledgor's signature.
- (d) *Inspection of records.* The pawnbroker, secondhand dealer, or precious metal dealer shall make available the information required in this section during business hours for inspection by the city. The information required in this section shall be retained by the pawnbroker, secondhand dealer, or precious metal dealer for at least three years. These records shall be a correct copy of its entries made of the pawn transactions.
- (e) *Daily reports to police.*
- (1) Licensees must submit every reportable transaction to the city police department daily in the following manner:
    - a. Licensees must provide to the police department all reportable transaction information by transferring it from their computer to a transaction reporting system. All required records must be transmitted completely and accurately after the close of business each day in accordance with standards and procedures established by the city using a dial-callback protocol or other procedures that address security concerns of the licensee and the city. Any transaction that does not meet the transaction reporting system specifications must be corrected and resubmitted the next business day. The licensee must display a sign of sufficient size, in a conspicuous place in the premises, which informs all patrons that all transactions are reported to the police department daily.
    - b. Billable transaction fees. Licensees will be charged for each billable transaction reported to the police department.
      1. If a licensee is unable to transfer the required reports by modem successfully, the licensee must provide the police department, upon request, printed copies of all reportable transactions along with the video tapes for that date, by 12:00 noon the next business day;
      2. If the problem is determined to be in the licensee's system and is not corrected by the close of the first business day following the failure, the licensee must provide the required

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<sup>99</sup> **Sec. 12-1405(c)(1). General license restrictions—Contd.** Minn. Stats. §§ 325J.04 and 325J.06 allow disposal or sale of property after 60 days of nonpayment. Since local pawnbroker regulation must be at least as stringent as state statute, I suggest the holding period in this subsection be changed to 60 days. Also, see subsection (h) of this section which provides for a 60-day holding period.

reports as detailed in this section and must be charged a \$50.00 reporting failure penalty, daily, until the error is corrected; or

3. If the problem is determined to be outside the licensee's system, the licensee must continue to provide the required reports and resubmit all such transactions via modem when the error is corrected.
4. If a licensee is unable to capture, digitize or transmit the photographs required in this Code, the licensee must immediately take all required photographs with a still camera, cross-reference the photographs to the correct transaction, and make the photographs available to law enforcement upon request.
5. Regardless of the cause or origin of the technical problems that prevented the licensee from uploading their reportable transactions, upon correction of the problem, the licensee shall upload every reportable transaction from every business day the problem existed.
6. Subsection (e)(1)b.2 of this section notwithstanding, the police department may, upon presentation of extenuating circumstances, delay the implementation of the daily reporting penalty.

(f) *All new licensees are required to submit reportable transactions daily via modem.* Pawnbrokers, secondhand dealers, and precious metal dealers in business prior to the passage of the ordinance from which this article is derived that conduct fewer than 400 reportable transactions annually may apply for approval by the licensing authority to submit daily reports manually until they exceed the annual minimum. Such reports must be submitted to the police department in writing and on forms approved by the licensing authority, by 12:00 p.m. (noon) the first business day following the date of the transaction. The licensee must display a sign of sufficient size, in a conspicuous place in the premises, which informs all patrons that all transactions are reported to the police department daily. Billable transaction fees for licensees who submit reports manually will reflect the additional costs for entering the data in the transaction reporting system.

(g) *Police order to hold property.*

- (1) *Investigative hold.* Whenever a law enforcement official from any agency notifies a pawnbroker, secondhand dealer, or precious metal dealer not to sell an item, the item must not be sold or removed from the premises. The investigative hold shall be confirmed in writing by the originating agency within 72 hours and will remain in effect for 15 days from the date of initial notification, or until the investigative order is canceled, or until an order to hold/confiscate is issued, pursuant to this Code, whichever comes first.
- (2) *Order to hold.* Whenever the chief of police, or the chief's designee, notifies a pawnbroker, secondhand dealer, or precious metal dealer not to sell an item, the item must not be sold or removed from the licensed premises until authorized to be released by the chief of police or the chief's designee. The order to hold shall expire 90 days from the date it is placed unless the chief of police or the chief's designee determines the hold is still necessary and notifies the licensee in writing.
- (3) *Order to confiscate.* If an item is identified as stolen or evidence in a criminal case, the chief of police or the chief's designee may:
  - a. Physically confiscate and remove it from the licensed premises, pursuant to a written order from the chief of police or the chief's designee, or

- b. Place the item on hold or extend the hold as provided in this Code, and leave it at the licensed premises. When an item is confiscated, the person doing so shall provide identification upon request of the pawnbroker, secondhand dealer, or precious metal dealer, and shall provide the licensee the name and phone number of the confiscating agency and investigator, and the case number related to the confiscation. When an order to hold/confiscate is no longer necessary, the chief of police or the chief's designee shall so notify the licensee.
- (h) <sup>100</sup>*Redemption period for pawned goods.* Any person pledging, pawning or depositing an item for security must have a minimum of 60 days from the date of that transaction to redeem the item before it may be forfeited and sold. During the 60-day holding period, items may not be removed from the licensed location except as to off-site locked storage facilities approved under the license or by law enforcement personnel. Licensees are prohibited from redeeming any item to anyone other than the person to whom the receipt was issued or, to any person identified in a written and notarized authorization to redeem the property identified in the receipt, or to a person identified in writing by the pledgor at the time of the initial transaction and signed by the pledgor. Written authorization for release of property to persons other than the original pledgor must be maintained along with the original transaction record in accordance with this Code.
- (1) A pledgor shall have no obligation to redeem pledged goods or make any payment on a pawn transaction. Pledged goods not redeemed within at least 90 days of the date of the pawn, transaction, renewal, or extension shall automatically be forfeited to the pawnbroker, and qualified right, title, and interest in and to the goods shall automatically vest in the pawnbroker, secondhand dealer, or precious metal dealer.
  - (2) The licensee's right, title, and interest in the pledged goods under this article is qualified only by the pledgor's right, while the pledged goods remain in possession of the pawnbroker, secondhand dealer, or precious metal dealer and not sold to a third party, to redeem the goods by paying the loan plus fees and/or interest accrued up to the date of redemption.
  - (3) A pawn transaction that involves holding only the title to property is subject to Minn. Stat. chs. 168A or 336.
  - (4) The date by which an item of property that has been pawned must be redeemed by the pledgor without risk that the item will be sold must be a day on which the pawnbroker is open for regular business.
  - (5) Redemption, risk of loss. Any person to whom the receipt for pledged goods was issued, or any person identified in a written and notarized authorization to redeem the pledged goods identified in the receipt, or any person identified in writing by the pledgor at the time of the initial transaction and signed by the pledgor shall be entitled to redeem or repurchase the pledged goods described on the ticket. In the event the goods are lost or damaged while in possession of the pawnbroker, the pawnbroker shall compensate the pledgor, in cash or replacement goods acceptable to the pledgor, for the fair market value of the lost or damaged goods. Proof of compensation shall be a defense to any prosecution or civil action.
- (i) *Labels.* Licensees must attach a label to every item at the time it is pawned, purchased or received in inventory from any reportable transaction. Permanently recorded on this label must be the number or name that identifies the transaction in the shop's records, the transaction date, the name of the item and

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<sup>100</sup> **Sec. 12-1405(h). General license restrictions—Contd.** See preceding footnote regarding 60 vs. 90 day holding period.

the description or the model and serial number of the item as reported to the police department, whichever is applicable, and the date the item is out of pawn or can be sold, if applicable. Labels shall not be re-used.

- (j) *Holding period for sold goods.* Any item sold to a pawnbroker, secondhand dealer, or precious metal dealer for which a report to the police is required shall not be sold or otherwise transferred for 31 days after the date of the transaction. However, an individual may redeem an item after the item was received on deposit by the pawnbroker, secondhand dealer, or precious metal dealer excluding Sundays and legal holidays.
- (k) *Receipt.* The pawnbroker, secondhand dealer, or precious metal dealer shall provide a receipt to the party identified in the reportable transaction and must maintain a duplicate of that receipt for three years. The receipt shall include:
- (1) The name, address, and phone number of the licensed business;
  - (2) The date on which the item was received by the licensee;
  - (3) An accurate description of the item received (including any identifier such as a trademark, serial number, identification number, model number, and/or brand name) and amount paid to the pledgor or seller in exchange for the item pawned or sold;
  - (4) Whether the item was pawned or sold, or the nature of the transaction;
  - (5) The signature of the pawnbroker agent or licensee/employee conducting the transaction;
  - (6) The amount advanced or paid.
  - (7) The last regular business day by which the item must be redeemed by the pledgor without risk that the item will be sold and the amount necessary to redeem the pawned item on that date;
  - (8) The monthly and annual rate of interest charged on pawned items received; and
  - (9) The full name, residence address, residence telephone number, address, date of birth, sex, height, weight, race and color of hair and eyes of the pledgor or seller;
  - (10) The identification number and state of issue from any of the following forms of identification of the seller:
    - a. Current valid Minnesota driver's license.
    - b. Current valid Minnesota identification card.
    - c. Current valid photo identification card issued by another state or province of Canada.
    - d. Current valid Tribal ID from a federally recognized tribal government that contains the legal name, date of birth, signature and picture of the enrolled tribal member.
  - (11) The signature of the person identified in the transaction.
  - (12) The name, address, and signature of the seller or pledgor.
  - (13) All printed statements as required by Minn. Stat. § 325J.04, subd. 2, or any other applicable statutes.
- (l) *Hours of operation.* No pawnbroker, secondhand dealer, or precious metal dealer shall keep the pawnbroker, secondhand, or precious metal business open for the transaction of business on any day of the week before 7:00 a.m. or after 10:00 p.m.

- (m) *Minors.* The pawnbroker, secondhand dealer, or precious metal dealer shall not purchase or receive personal property of any nature or deposit or pledge from any minor.
- (n) *Inspection of items.* The licensee shall, at all times during the term of the license, allow the city to enter the licensed premises for the purpose of inspecting such premises and inspecting the items, ware, and merchandise therein for the purpose of locating items suspected or alleged to have been stolen or otherwise improperly disposed.
- (o) *License display.* A license issued under this section must be posted in a conspicuous place in the premises for which it is used.
- (p) *Maintenance of order.* A licensee under this section shall be responsible for the conduct of the business being operated and shall maintain conditions of order.
- (q) *Gambling.* No licensee under this section may operate or permit the operation on the licensed premises of dice, slot machines, roulette wheels, punch boards, blackjack tables, or pinball machines which return coins or slugs, chips, or tokens of any kind, which are redeemable in merchandise or cash. No gambling equipment authorized under Minn. Stat., §§ 349A.11—349.60, may be operated and no raffles may be conducted on the licensed premises and/or adjoining rooms. The purchase of lottery tickets may take place on the licensed premises as authorized by the director of the lottery pursuant to Minn. Stat. §§ 349A.01—349A.15.
- (r) *Prohibited goods.* No licensee under this section shall accept any item of property which contains an altered or obliterated serial number or "operation identification" number or any item of property that has had its serial number removed.
- (s) *Proper identification.* A licensee under this section shall not accept items of property unless the seller or pledgor provides to the pawnbroker or secondhand dealer one of the following forms of photo identification:
  - (1) A valid driver's license;
  - (2) A Minnesota identification card;
  - (3) A valid Tribal ID from a federally recognized tribal government that contains the legal name, date of birth, signature and picture of the enrolled tribal member; or
  - (4) A photo identification issued by the seller's state of residency and current Minnesota address. Pursuant to state law, no other forms of identification shall be accepted.
- (t) *Payment.* When a pawnbroker accepts an item for purchase or as security for a loan, payment for any article deposited, left, pledged or pawned may be made by cash or by check, draft or other negotiable instrument or order of withdrawal which is drawn against funds held by a financial institution. This policy must be posted in a conspicuous place in the premises.
- (u) *Business at only one place.* A license under this section authorizes the licensee to conduct its business only at the permanent place of business designated in the license. The city may issue more than one license to a person if that person complies with this section for each license. However, upon written request the chief of police or his designee may approve an off-site locked and secure storage facility. The licensee shall permit inspection of the facility in accordance with this article. All provisions of this article regarding recordkeeping and reporting apply to the facility and its contents. Property shall be stored in compliance with all provisions of this Code. The licensee must either own the building in which the business is conducted and any approved off-site storage facility, or have a lease on the business premises which extends for more than six months.

(v) *Restrictions on weapons.*

- (1) A pawnbroker, secondhand dealer, or precious metal dealer may not receive as a pledge or otherwise, or accept for consignment or sale any revolver, pistol, rifle, shotgun, or other firearm unless said dealer also maintains a federal firearms dealers license.
- (2) A pawnbroker, secondhand dealer, or precious metal dealer may not receive as a pledge or otherwise, or accept for consignment or sale, any sawed off shotgun, automatic rifle, black jack, switchblade, or other similar illegal weapons or firearms.

(Ord. No. 410, 2nd series, § 6.40, subd. 12, 8-1-2005; Ord. No. 68, 3rd series, § 1, 8-1-2011; Ord. No. 167, 3rd series, § 1, 2-3-2020)

**Sec. 12-1406. Restrictions regarding license transfer.**

Each license under this division shall be issued to the applicant only and shall not be transferable to any other person. No licensee shall loan, sell, give or assign a license to another person.

(Ord. No. 410, 2nd series, § 6.40, subd. 13, 8-1-2005)

**Sec. 12-1407. Suspension or revocation of license.**

- (a) The city council may suspend or revoke a license issued under this section upon a finding of a violation of:
- (1) Any of the provisions of this section; or
  - (2) Any state statute regulating pawnbrokers, precious metal dealers or secondhand dealers.
  - (3) The applicant is not a citizen of the United States or a resident alien, or upon whom it is impractical to impossible to conduct a background or financial investigation due to the unavailability of information.
  - (4) Fraud, misrepresentation or bribery in securing or renewing a license.
  - (5) Fraud, misrepresentation or false statements made in the application and investigation for, in the course of, the applicant's business.
  - (6) Any conviction by the pawnbroker, secondhand dealer, or precious metal dealer for theft, receiving stolen property, or any other crime or violation involving stolen property, damage or trespass to property, sale of controlled substances, or violation of any law relating to the operation of a business, or any crime of violence (as defined in Minn. Stat. § 624.712) shall result in the immediate suspension pending a hearing on revocation of any license issued hereunder.
- (b) Except in the case of a suspension pending a hearing or revocation, a revocation or suspension by the city council shall be preceded by written notice to the licensee and a public hearing. The written notice shall give at least ten days' notice of the time and place of the hearing and shall state the nature of the charges against the pawnbroker, secondhand dealer, or precious metal dealer. The council may, without any notice, suspend any license pending a hearing on revocation for a period not exceeding 30 days. The notice may be served upon the pawnbroker, secondhand dealer, or precious metal dealer by the United States mail addressed to the most recent address of the business in the license application.

- (c) Appeal procedure. Any licensee whose license is suspended or revoked by the city council may appeal from such order to the district court. Such appeal shall be taken by service of written notice hereof upon the council within ten days after service upon the licensee of the order appealed from and by filing with the district court, within ten days after service, the notice of appeal with proof of service thereof upon the council. An appeal will not stay implementation of the council's order.

(Ord. No. 410, 2nd series, § 6.40, subd. 14, 8-1-2005)

**Sec. 12-1408. Permitted charges.**

- (a) Notwithstanding any other statutes, ordinance, rule, or regulation, a pawnbroker may contract for and receive a charge not to exceed three percent per month of the principal amount advanced in the pawn transaction plus a reasonable fee for storage and services. A fee for storage and services may not exceed \$20.00 if the property is not in the possession of the pawnbroker.
- (b) The charge allowed under subsection (a) of this section shall be deemed earned, due, and owing as of the date of the pawn transaction and a like sum shall be deemed earned, due, and owing on the same day of the succeeding month. However, if full payment is made more than two weeks before the next succeeding month, the pawnbroker shall remit one-half of the pawnshop charge for that month to the pledgor.
- (c) Interest shall not be deducted in advance, nor shall any loan be divided or split so as to yield greater interest or fees that would be permitted upon a single, consolidated loan or for otherwise evading any provisions of this section.
- (d) Any interest, charge, or fees contracted for or received, directly or indirectly, in excess of the amount permitted under this section, shall be uncollectible and the pawn transaction shall be void.
- (e) A schedule of charges permitted by this section shall be posted on the pawnshop premises in a place clearly visible to the general public.

(Ord. No. 410, 2nd series, § 6.40, subd. 15, 8-1-2005)

**Sec. 12-1409. Prohibited acts.**

- (a) No pawnbroker, secondhand dealer, or precious metal dealer licensed under this section shall:
  - (1) Intentionally possess stolen goods;
  - (2) Refuse to permit law enforcement officers to examine records or items in the licensee's premises or possession.
- (b) No pawnbroker licensed under this section shall:
  - (1) Lend money on a pledge at a rate of interest above that allowed by law;
  - (2) Intentionally possess stolen goods;
  - (3) Sell pledged goods before the time to redeem has expired;
  - (4) Make a loan on a pledge to a minor;

- (5) Refuse to permit law enforcement officers to examine records or items in the licensee's premises or possession.
- (c) No licensee may receive any goods, unless the seller presents identification in the form of a valid driver's license, a valid state identification, a valid Tribal identification card or other document ~~H~~ from a federally recognized tribal government that contains the legal name, date of birth, signature and picture of the enrolled tribal member, or a photo identification issued by the seller's state of residency and current Minnesota address.
- (d) No licensee may receive any item of property which contains an altered or obliterated serial number or "operation identification" number or any item of property that has had its serial number removed.
- (e) No person under the age of 18 years may pawn or sell or attempt to pawn or sell goods to any licensee, nor shall any licensee receive any goods from a person under the age of 18 years.
- (f) No licensee may receive any goods from a person of unsound mind or an intoxicated person.
- (g) No person may pawn, pledge, sell, consign, leave, or deposit any article of property not their own; nor shall any person pawn, pledge, sell, consign, leave or deposit the property of another, whether with permission or without; nor shall any person pawn, pledge, sell, consign, leave, or deposit any article of property in which another has a security interest, with any licensee.
- (h) No person seeking to pawn, pledge, sell, consign, leave, or deposit any article of property with any licensee shall give a false or fictitious name; nor give a false date of birth, nor give a false or out of date address of residence or telephone number; nor present a false or altered identification, or the identification of another to any licensee.

(Ord. No. 410, 2nd series, § 6.40, subd. 16, 8-1-2005; Ord. No. 167, 3rd series, § 1, 2-3-2020)

**Secs. 12-1410—12-1425. Reserved.**

## **ARTICLE XXV. LODGING TAX**

Sec. 12-1426. Definitions.

Sec. 12-1427. Imposition of tax.

Sec. 12-1428. Collections.

Sec. 12-1429. Exemptions.

Sec. 12-1430. Advertising no tax.

Sec. 12-1431. Payments and returns.

Sec. 12-1432. Examination of return, adjustments, notices, and demands.

Sec. 12-1433. Refunds.

Sec. 12-1434. Failure to file a return.

Sec. 12-1435. Penalties.

Sec. 12-1436. Administration of tax.

Sec. 12-1437. Examine records.

- (90) **Art. XX. Tree Services.** This article should be reduced to a single section and moved to article I or to a new article title “other businesses.”
- (91) **Art. XXI. Used Motor Vehicle Dealers.** This article should be reduced to a single section and moved to article I or to a new article title “other businesses.”
- (92) **Sec. 12-1301. Definitions.** I am uncertain as to the meaning intended for “personal transportation service.” It appears to have some of the characteristics of a transportation network company such as Uber, Lyft, etc. If so, it should be stricken as preempted by state law, but see the next footnote.
- (93) **Sec. 12-1301. Definitions—Contd.** Subsumed in this definition of a “personal transportation vehicle” is a definition for “personal transportation service.” See prior footnote. However, Minn. Stats. § 221.84 does not define that or any “personal” service but instead defines (and regulates) limousine services.
- (94) **Sec. 12-1360. Definitions.** Definition duplicative of chapter 1 should be stricken as shown. Also, the term “issuing authority” should be changed to “city” throughout the article and the definition of “issuing authority” stricken from this section.
- (95) **Art. XXIV. Pawnbrokers, Secondhand and Precious Metal Dealers.** I recommend that provisions regarding precious metal dealers be moved into a separate article or section due to the different requirements of Minn. Stats. ch. 325F (precious metals) and Minn. Stats. ch. 325J (pawnbrokers). Those provisions will require amendment in that most of the provisions of this article apply to pawnbrokers.
- (96) **Sec. 12-1395. Definitions.** See the definitions in Minn. Stats. § 325J.01 (pawnbrokers). I suggest that the city conform the definitions in this section to those used in state statutes.
- (97) **Sec. 12-1404. Conditions for approval of license eligibility.** Minn. Stats. § 325J.03 (pawnbrokers) does not include citizenship as a requirement for licensure. While the city has, with some exceptions, the authority to adopt more stringent regulations than provided by state statutes (Minn. Stats. § 325J.13), courts have ruled that cities cannot deny licensure based on citizenship.
- (98) **Sec. 12-1405. General license restrictions.** This very lengthy section should be broken into separate sections for improved clarity.

- (99) **Sec. 12-1405(c)(1). General license restrictions—Contd.** Minn. Stats. §§ 325J.04 and 325J.06 allow disposal or sale of property after 60 days of nonpayment. Since local pawnbroker regulation must be at least as stringent as state statute, I suggest the holding period in this subsection be changed to 60 days. Also, see subsection (h) of this section which provides for a 60-day holding period.
- (100) **Sec. 12-1405(h). General license restrictions—Contd.** See preceding footnote regarding 60 vs. 90 day holding period.
- (101) **Sec. 12-1426. Definitions.** Definitions duplicative of chapter 1 should be stricken as shown.
- (102) **Sec. 12-1441. Effective date.** Unnecessary text should be stricken as shown.

## **Chapter 14. Environment—(pg. 250)**

- (103) **Sec. 14-33. Obstructions and fires on public property.** The catchline should be changed as shown to more accurately reflect section content.
- (104) **Sec. 14-34. Bulk items stored on public or private property.** I recommend that the catchline be changed as shown to more succinctly reflect section content.
- (105) **Sec. 14-35. Public park regulations.** I suggest that this section be moved to the streets chapter (chapter 20). In that chapter, the section should be divided topically into multiple sections.
- (106) **Sec. 14-36. Prohibited acts.** I suggest the catchline be changed as shown.
- (107) **Sec. 14-37. Enforcement; penalty.** I suggest the catchline be changed as shown to eliminate duplicative text.
- (108) **Sec. 14-38. Severability.** Section duplicative of chapter 1 general provisions should be stricken as shown.
- (109) **Art. III. Air Pollution.** This article should be collapsed into a single section and placed in article I.
- (110) **Sec. 14-141. Policy and purpose.** The act title is not codified and should be omitted from the citation.



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322.20. - License required.

322.30. - Application.

322.40. - Bond required.

322.50. - License fee.

322.60. - When licenses expire.

322.70. - Business at only one place.

322.80. - Records required.

322.90. - Receipt to seller.

322.95. - Payment by check only.

322.100. - Photographs required.

322.110. - Reports to police.

322.120. - Holding period.

322.130. - Police order to hold property.

322.140. - Prohibited acts.

322.150. - Denial, suspension or revocation.

No person shall be required to furnish reports of bulk sales from merchants, manufacturers or wholesale dealers of precious metal or of goods purchased at open sale from bankrupt stock. Bulk sales must be accompanied by a bill of sale or other evidence of purchase which must be shown to any member of the sheriff or police department upon demand. (81-Or-005, § 1, 1-16-81; 81-Or-020, § 1, 1-30-81)

322.120. - Holding period.



It shall be unlawful for any precious metal dealer, or any agent or employee thereof, to alter, sell, divest of possession, or otherwise dispose of any secondhand item containing precious metal, except coins, purchased or received by such dealer within the period of thirty (30) days after the day when the report required by section 322.110 is filed with the police department. (81-Or-005, § 1, 1-16-81; 81-Or-020, § 2, 1-30-81; Pet. No. 251179, § 211, 12-29-89)

322.130. - Police order to hold property.



Whenever the chief of police or the chief's designee, notifies a dealer not to sell an item, the item shall not be sold or removed from the licensed premises until authorized to be released by the chief or the chief's designee. (81-Or-005, § 1, 1-16-81)

322.140. - Prohibited acts.



(a) No person under eighteen (18) years of age shall sell or consign or attempt to sell or consign any item to any dealer in precious metals. No dealer in precious metals, nor any agent or employee thereof, shall purchase or receive on deposit an item from any person under eighteen (18) years of age.

(b) No dealer in precious metals, nor any agent or employee thereof, shall purchase or receive on deposit any item from a person of unsound mind or an intoxicated person.

Search Results

Results for precious metals

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1 CHAPTER 322. - PRECIOUS METAL DEALERS | Code of Ordinances Title 13 - LICENSES A...

2 322.140. - Prohibited acts. | Code of Ordinances Title 13 - LICENSES A... CHAPTER 322. - PRE...

3 322.10. - Definitions. | Code of Ordinances Title 13 - LICENSES A... CHAPTER 322. - PRE...

4 322.20. - License required. | Code of Ordinances Title 13 - LICENSES A... CHAPTER 322. - PRE...

5 322.40. - Bond required. | Code of Ordinances Title 13 - LICENSES A... CHAPTER 322. - PRE...

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Sec. 6-9. - Conditional licenses.

Sec. 6-10. - Renewal of licenses.

Sec. 6-11. - License denial and fixing rates—Hearing.

Secs. 6-12—6-19. - Reserved.

Sec. 6-20. - Mechanical amusement devices.

Sec. 6-21. - Billiards, pool and bowling.

Sec. 6-22. - Shows.

Sec. 6-23. - Sales of obscene material.

Sec. 6-24. - Public dances.

Sec. 6-25. - Tobacco and other electronic nicotine delivery systems (ENDS).

Sec. 6-26. - Junk dealers.

Sec. 6-27. - Peddlers, solicitors, and transient merchants.

Sec. 6-28. - Pawnbrokers and second-

hand goods dealers

second business day following such service exclusive of the day of such service, a legible correct copy from the book required in subsection (h) of this section, of all personal property or other valuable things received or deposited or purchased during such time period specified in the notice together with the date when received or purchased and the name, address and description of the person or persons by whom left in pledge or from whom the same were purchased and form of government identification used for verification. Provided, that no person shall be required to furnish such description of any property purchased from merchants, manufacturers or wholesale dealers having an established place of business, or of goods purchased at open sale from any bankrupt stock. But such property and goods must be accompanied by a bill of sale or other evidence of open or legitimate purchase, which must be shown to the mayor or any member of the police force when demanded.

- (k) *Redemption period.* Any person pledging an article shall have three months to redeem the same before the pledge becomes forfeitable.
- (l) *Required holding period.* No personal property received on deposit by any pawnbroker shall be redeemed from the place of business of such pawnbroker before the end of the third business day next after the deposit or pledge or purchase of any personal property, and no personal property purchased by any such pawnbroker or dealer in second-hand goods shall be sold or disposed of in any way within the period of ten days next after the delivery to the chief of police of the copy and statement relating thereto as required in subsection (j) of this section.
- (m) *Police order to hold property.* Whenever the chief of police, or any member of the police force designated by the chief of police, shall notify any dealer or dealers not to sell any property so received on deposit or purchased by them or permit the same to be redeemed, such property shall not be sold or permitted to be redeemed until such time as may be determined by the chief of police or member of the police force designated by the chief of police so requiring them to be held.

# CITY COUNCIL AGENDA ITEM



**Meeting Date:** May 18, 2026  
**Action Requested:**  
**Prepared By:** Rich Spiczka, City Manager

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**Background:**

If time allows a discussion on what items the commission would like to discuss at its next meeting.

**Recommendation:**