



# Maryland **HOME** Act (HOUSING OPPORTUNITIES MADE EQUAL)



## What does the legislation do?

- The HOME Act prohibits landlords and other property owners from discriminating against persons seeking housing based on their “*source of income.*”

## What does “source of income” mean?

- “Source of income” (SOI) means any *lawful* source of funds used in the rental or purchase of housing. It includes money from: (1) any lawful employment; (2) any government or private assistance, grant, loan, or rental assistance program; (3) any gift, inheritance, pension, annuity, alimony, or child support; and (4) any sale of property.

## Why does Maryland need this legislation NOW?

- This legislation will:
  - ➔ Ensure fairness for seniors, working families, veterans, and the disabled seeking housing;
  - ➔ Help create more mixed-income communities and greater affordable housing;
  - ➔ Deconcentrate poverty by opening up housing opportunities in other neighborhoods; and
  - ➔ Ensure better housing and economic opportunities for tens of thousands of Marylanders.

## What does this legislation NOT do?

- The bill ***does not*** prohibit a landlord from determining the renter’s to comply with lease terms or pay the rent by: verifying the renter’s source and amount of income; evaluating the stability and security of the renter’s income; or evaluating the renter’s tenant history and suitability.
- The bill ***does not*** prevent a landlord from refusing income derived from criminal activity.
- The bill ***does not*** slow down or prevent housing and economic development in other jurisdictions that have passed similar legislation.

## Who would benefit from the passage of this legislation?

Source of income discrimination disproportionately affects vulnerable populations: senior citizens, people with disabilities, single mothers, veterans, and lower wage workers.

In Maryland, tens of thousands of families use housing choice (section 8) vouchers (tens of thousands more are on waiting lists)

- 58 % of voucher households rely on SSI, social security or pensions
- 37% of voucher households include wage earners
- 41% of people who benefit from vouchers are children
- 44% of voucher households are single mothers with children <sup>1</sup>

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<sup>1</sup> HUD Database, Resident Characteristics Report, Tenant Based Vouchers, May 5, 2014. <http://www.hud.gov/offices/pih/systems/pic/50058/rcr/>

## Do source of income anti-discrimination laws exist in other places?

- **Yes. Howard, Montgomery and Frederick Counties in MD**, as well as the Cities of Baltimore (for some properties), Frederick and Annapolis have laws prohibiting source of income discrimination.
- **Across the country over 11 states**, including Utah, Oklahoma, nine other states (CT, ME, MA, MN, ND, NJ, OR, VT, WI) and the District of Columbia have similar laws.
- **Over 30 cities and counties** also have such laws including New York City, Chicago, Philadelphia, Boston, and Seattle. Many have had source of income laws for over 20 years.

## The Obama Administration Supports Prohibitions Against Source of Income Discrimination

“A family’s source of income should never be used as a basis to discriminate against them. We are sending a very clear message to those who seek federal funds that we intend to stand up for the cause of civil rights and expect them to do the same.” – *former HUD Secretary Shaun Donovan.*

## The HOME Act Coalition has over 60 members including:

### **Veterans and Law Enforcement**

Fraternal Order of Police – Balt. Co.  
Jewish War Veterans of America  
National Coalition for Homeless Veterans

### **Housing Developers/Providers**

MD Affordable Housing Coalition (MAHC)  
Community Development Network  
Housing Authority of Baltimore City  
Victory Housing  
AHC of Greater Baltimore  
Govans Ecumenical Dev. Corp.  
MD Assoc. of Housing and Redevelopment Agencies (MAHRA)  
Housing Auth. of St. Mary’s Co.  
Arundel Comm. Dev. Svcs., Inc.  
Community Action Network  
Neighbor-to-Neighbor (Balt. Co.)

### **Labor**

SEIU of MD and DC

### **Faith Leaders**

MD Catholic Conf.  
Baltimore Jewish Council  
Baltimore Board of Rabbis  
Maryland Interfaith Legislative Committee  
Catholic Justice and Advocacy Councils of St. Mary’s, Charles, Prince George’s, and Mont. Counties  
Morning Star Baptist Church  
Assistance Ctr. of Towson Churches  
MD Presbyterian Church  
Immanuel Church of Christ  
Beyond the Boundaries

### **Community Advocates**

Casa de Maryland  
BUILD  
BRIDGE  
MD Senior Citizens Action Network  
MD Assoc. of Nonprofit Orgs.  
National Alliance on Mental Illness  
Mental Health Assoc. of MD  
Citizens Planning and Housing Assoc.  
Coalition to End Childhood Lead Poisoning  
Community Law Center  
MD Budget and Tax Policy Inst.

### **Civil Rights/Housing Advocates**

Balt. Co. Communities for the Homeless  
MD Disability Law Ctr.  
Streets of Hope – Baltimore County  
Equality Maryland  
League of Women Voters  
The Arc of Maryland  
ACLU of Maryland  
Homeless Persons Rep. Project  
Equal Rights Ctr.  
Public Justice Ctr.  
Health Care for the Homeless  
NAACP State Conference  
NAACP of Prince George’s Co., Balt. City and Balt. Co.  
Innovative Housing Institute  
Job Opportunities Task Force  
Mont. Co. Human Relations Comm.  
The Coordinating Ctr.  
Frederick Co. Communities for the Homeless  
Baltimore Neighborhoods Inc.  
Maryland Alliance for the Poor (MAP)  
Baltimore Regional Housing Campaign  
National Low Income Housing Coalition

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