



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, as evidenced by 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
- 39% of voucher households include wage earners
- 41% of people who benefit from vouchers are children
- 43% of voucher households are single mothers with children ¹

¹ HUD Database, Resident Characteristics Report, Tenant Based Vouchers, December 31, 2015. <http://www.hud.gov/offices/pih/systems/pic/50058/rct/>

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

Maryland & District of Columbia AFL-CIO
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
Jews United for Justice
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
Renters Alliance
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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