



Maryland **HOME** Act

(**H**OUSING **O**PPORTUNITIES **M**ADE **E**QUAL)

Sponsors: Senator Raskin; Delegate Lafferty

What does the legislation do?

- The legislation 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 to be used in the rental or purchase of housing. It includes money from: (1) any lawful profession or occupation; (2) any government or private assistance, grant, loan, or rental assistance program; (3) any gift, inheritance, pension, annuity, alimony, child support, or other consideration; and (4) any sale of property.

Why does Maryland need this legislation NOW?

- This legislation will:
 - ➔ Ensure fairness for seniors, working lower-income families, veterans, and the disabled seeking housing;
 - ➔ Help Maryland create more mixed-income communities and greater affordable housing;
 - ➔ Deconcentrate Poverty; and
 - ➔ Lead to greater housing and economic opportunity for tens of thousands of Marylanders.

What does this legislation NOT do?

- The bill ***does not*** prohibit a landlord from determining the ability of a potential renter to comply with lease terms or pay the rental price by: verifying the source and amount of income of the renter; evaluating the stability and security of the renter’s source of income; or evaluating the renter’s tenant history and suitability as a tenant.

The bill ***does not*** prevent a landlord from refusing to consider income derived from a criminal activity.

Who would benefit from the passage of this legislation?

Source of income discrimination disproportionately effects 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)

- 56 % of households rely on SSI, social security or pensions
- 36% of households include wage earners
- 44% of people who benefit from vouchers are children
- 47% of households are single mothers with children ¹

¹ HUD Database, Resident Characteristics Report, Tenant Based Vouchers, October 31, 2010. <http://www.hud.gov/offices/pih/systems/pic/50058/rcr/>

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

- **Yes. In Maryland, Howard, Montgomery and Frederick Counties**, as well as the Cities of 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 laws prohibiting source of income discrimination.
- **Over 30 cities and counties** also have such laws including New York City, Chicago, Philadelphia, Boston, and Seattle. Many of these states and localities have had source of income laws for over 20 years.

Do source of income laws restrain development?

- No. Jurisdictions with SOI anti-discrimination laws have shown no appreciable restraint on development.

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.” *U.S. Dept. of Housing and Urban Development (HUD) Secretary Shaun Donovan.*

The Coalition for the Maryland HOME Act includes the:

Baltimore Jewish Council	Streets of Hope (a coalition of 40 Baltimore County churches)	Maryland Catholic Conference
Maryland and D.C. State Council - SEIU	Fraternal Order of Police – Lodge # 25 Baltimore County	Baltimore County Communities for the Homeless, Inc.
League of Women Voters of Maryland	Maryland Disability Law Center	Mental Health Association of Maryland
Maryland Senior Citizens Action Network	Homeless Persons Representation Project	Frederick County Communities for the Homeless
The Arc of Maryland	Baltimore Board of Rabbis	Baltimore Neighborhood Inc.
ACLU of Maryland	Maryland Budget and Tax Policy Institute	Citizens Planning and Housing Association
Maryland Association for Nonprofit Organizations	Maryland Asset Building and Community Development (ABCD) Network	Welfare Advocates
Housing Authority of Baltimore City	Maryland Interfaith Legislative Committee	Maryland Affordable Housing Coalition
Public Justice Center	Equal Rights Center	Maryland Alliance for the Poor
Health Care for the Homeless	Job Opportunities Task Force	Housing Authority of St. Mary’s County
Jewish War Veterans of America	Morning Star Baptist Church	Immanuel United Church of Christ
NAACP Maryland State Conference	Montgomery County Human Relations Commission	Baltimore Regional Housing Campaign
National Alliance on Mental Illness	The Coordinating Center	The Coalition to End Childhood Lead Poisoning
Innovative Housing Institute	Govans Ecumenical Development Corporation (Baltimore County)	National Low Income Housing Coalition
Victory Housing	Maryland Association of Housing and Redevelopment Agencies (MAHRA)	Catholic Justice and Advocacy Council of Prince George’s County
Catholic Justice and Advocacy Council of St. Mary’s County	Catholic Justice and Advocacy Council of Charles County	Catholic Justice and Advocacy Council of Montgomery County
National Coalition for Homeless Veterans	NAACP – Prince George’s County	Beyond the Boundaries program of the Archdiocese of Baltimore
BUILD	Assistance Center of Towson Churches	Arundel Community Development Srvcs, Inc
	Maryland Presbyterian Church	

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