



Maryland **HOME** Act
(HOUSING OPPORTUNITIES MADE EQUAL)
(Sponsors: Sen. Smith; Del. Lierman)

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 ability 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 (and tens of thousands more are on waiting lists). They include:

- 60 % of voucher households rely on SSI, social security or pensions
- 59% of voucher households include wage or income earners
- 39% of people who benefit from vouchers are children
- 42% of voucher households are single mothers with children ¹

¹HUD Database, Resident Characteristics Report, Tenant Based Vouchers, Dec 31, 2018. <https://pic.hud.gov/pic/RCRPublic/rcrstate.asp>

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

- **Yes. Howard, Montgomery, Frederick, Prince George, Baltimore, Anne Arundel Counties in MD**, as well as the **Cities of Baltimore, Frederick, and Annapolis** have laws prohibiting source of income discrimination.
- **Across the country, over 16 states**, including Utah, Oklahoma, thirteen other states (CA, CT, DE, ME, MA, MN, ND, NJ, NY, OR, VT, WA, WI) and the District of Columbia have similar laws.
- **Over 91 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.

National Support for Prohibitions Against Source of Income Discrimination

- “A family’s source of income should never be used as a basis to discriminate against them.” – *former US Department of Housing and Urban Development Secretary Shaun Donovan.*
- In August 2017, the **American Bar Association** adopted a Resolution to urge state and local governments to prohibit source of income discrimination. <https://bit.ly/2ZA9TJh>

The HOME Act Coalition has over 60 members including:

Veterans & 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.)
Baltimore Regional Housing Ptnshp.

Labor

MD & DC AFL-CIO
SEIU of MD and DC

Faith Leaders

MD Catholic Conf.
Baltimore Jewish Council
Baltimore Board of Rabbis
Catholic Justice & Advocacy Councils of St. Mary’s, Charles, Prince George’s, and Mont.
Morning Star Baptist Church
Assistance Ctr. of Towson Churches
MD Presbyterian Church
Immanuel Church of Christ
Beyond the Boundaries
St. Vincent De Paul Peace & Justice Comm.

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 Center on Economic Policy
The Brain Injury Assoc. of MD
MD Assoc. of Centers for Ind. Living
MD Developmental Disability Council
Welfare Advocates

Civil Rights/Housing Advocates

Balt. Co. Communities for the Homeless
Disability Rights Maryland
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. Renters Alliance, Inc.
Mont. Co. Human Relations Comm.
The Coordinating Ctr.
Fred. Co. Comms. for the Homeless
Baltimore Neighborhoods Inc.
Marylanders Against Poverty (MAP)
Baltimore Regional Housing Campaign
Nat. Low Income Housing Coalition
IMAGE Ctr. for Ppl with Disabilities

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