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

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.


The HOME Act Coalition has over 60 members including:

**Veterans & Law Enforcement**
- 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. Srvcs., Inc.
- Community Action Network
- Neighbor-to-Neighbor (Balt. Co.)
- Baltimore Regional Housing Ptnshp.

**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.
- 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

For more information, please contact:
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