

Introduced by: Councilmember Dorsey

ic. to
Brynell, Henry, Russell, Sneed

Prepared by: Department of Legislative Reference

middle
Bullock, Clarke, Stokes

Date: November 21, 2018

Referred to: HOUSING AND URBAN AFFAIRS Committee

Also referred for recommendation and report to municipal agencies listed on reverse.

CITY COUNCIL 18-0308

A BILL ENTITLED

AN ORDINANCE concerning

Community Relations – Housing Discrimination – Source of Income

FOR the purpose of prohibiting, as unlawful discriminatory housing practices, certain practices based on source of income; defining certain terms; clarifying and conforming related provisions; and generally related to community relations and discriminatory practices.

BY repealing and reordaining, with amendments

Article 4 - Community Relations
Sections 1-1(f)(1), 1-1(v), and 3-5(a) and (e)
Baltimore City Code
(Edition 2000)

Hunt
Bullock

BY adding

Article 4 - Community Relations
Section 1-1(x)
Baltimore City Code
(Edition 2000)

Mary G. Clarke
[Signature]

BY repealing and reordaining, without amendments

Article 4 - Community Relations
Sections 3-5(f)
Baltimore City Code
(Edition 2000)

Dorsey

[Signature]

[Large Signature]
Robert Stokes

****The introduction of an Ordinance or Resolution by Councilmembers at the request of any person, firm or organization is a courtesy extended by the Councilmembers and not an indication of their position.**

Agencies

<input type="checkbox"/>	Baltimore City Public School System	<input type="checkbox"/>	Department of Public Works
<input type="checkbox"/>	Baltimore Development Corporation	<input checked="" type="checkbox"/>	Department of Real Estate
<input checked="" type="checkbox"/>	City Solicitor	<input type="checkbox"/>	Department of Recreation and Parks
<input type="checkbox"/>	Comptroller's Office	<input type="checkbox"/>	Department of Transportation
<input type="checkbox"/>	Department of Audits	<input type="checkbox"/>	Fire Department
<input checked="" type="checkbox"/>	Department of Finance	<input type="checkbox"/>	Health Department
<input type="checkbox"/>	Department of General Services	<input type="checkbox"/>	Mayor's Office of Employment Development
<input checked="" type="checkbox"/>	Department of Housing and Community Development	<input type="checkbox"/>	Mayor's Office of Human Services
<input type="checkbox"/>	Department of Human Resources	<input type="checkbox"/>	Mayor's Office of Information Technology
<input type="checkbox"/>	Department of Planning	<input type="checkbox"/>	Office of the Mayor
<input checked="" type="checkbox"/>	Other: <i>Housing Authority Board</i>	<input type="checkbox"/>	Police Department
<input checked="" type="checkbox"/>	Other: <i>Office of Civil Rights and Wage</i>	<input type="checkbox"/>	Other:
<input type="checkbox"/>	Other:	<input type="checkbox"/>	Other:
<input type="checkbox"/>	Board of Estimates	<input type="checkbox"/>	Environmental Control Board
<input type="checkbox"/>	Board of Ethics	<input type="checkbox"/>	Fire & Police Employees' Retirement System
<input type="checkbox"/>	Board of Municipal and Zoning Appeals	<input type="checkbox"/>	Labor Commissioner
<input type="checkbox"/>	Comm. for Historical and Architectural Preservation	<input type="checkbox"/>	Parking Authority Board
<input type="checkbox"/>	Commission on Sustainability	<input type="checkbox"/>	Planning Commission
<input type="checkbox"/>	Employees' Retirement System	<input type="checkbox"/>	Wage Commission
<input type="checkbox"/>	Other:	<input type="checkbox"/>	Other:
<input type="checkbox"/>	Other:	<input type="checkbox"/>	Other:
<input type="checkbox"/>	Other:	<input type="checkbox"/>	Other:

Boards and Commissions

<input type="checkbox"/>	Other:	<input type="checkbox"/>	Other:
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Council Bill 18-0308

Subtitle 1. Definitions; General Provisions

§ 1-1. Definitions.

(f) Discrimination.

(1) "Discrimination" means any difference in the treatment of an individual or person because of race, color, religion, national origin, ancestry, sex, marital status, physical or mental disability, sexual orientation, [or] gender identity or expression, OR, IN THE CONTEXT OF DISCRIMINATORY HOUSING PRACTICES UNDER § 3-5 {"HOUSING"} OF THIS ARTICLE, SOURCE OF INCOME.

(v) Restrictive covenant.

"Restrictive covenant" means any specification limiting the transfer, rental, or lease of any dwelling because of race, color, religion, national origin, ancestry, sex, age, marital status, familial status, physical or mental disability, sexual orientation, [or] gender identity or expression, OR, IN THE CONTEXT OF DISCRIMINATORY HOUSING PRACTICES UNDER § 3-5 {"HOUSING"} OF THIS ARTICLE, SOURCE OF INCOME.

(x) SOURCE OF INCOME.

(1) IN GENERAL.

"SOURCE OF INCOME", AS USED IN § 3-5 {"HOUSING"} OF THIS ARTICLE, MEANS ANY LAWFUL SOURCE OF MONEY PAID DIRECTLY OR INDIRECTLY TO, OR ON BEHALF OF, A RENTER OR BUYER OF HOUSING.

(2) INCLUSIONS.

"SOURCE OF INCOME" INCLUDES INCOME FROM:

(I) A LAWFUL PROFESSION, OCCUPATION, OR JOB;

(II) ANY GOVERNMENT OR PRIVATE ASSISTANCE, GRANT, LOAN, OR RENTAL ASSISTANCE PROGRAM, INCLUDING LOW-INCOME HOUSING ASSISTANCE CERTIFICATES AND VOUCHERS ISSUED UNDER THE UNITED STATES HOUSING ACT OF 1937; OR

(III) A GIFT, AN INHERITANCE, A PENSION, AN ANNUITY, ALIMONY, CHILD SUPPORT, OR OTHER CONSIDERATION OR BENEFIT.

Subtitle 3. Unlawful Practices

§ 3-5. Housing.

(a) In general.

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1 It is an unlawful discriminatory housing practice, because of race, color, religion, national
2 origin, ancestry, sex, age, marital status, familial status, physical or mental disability,
3 sexual orientation, [or] gender identity or expression, OR SOURCE OF INCOME, for any
4 person having the right to sell, rent, lease, control, construct, or manage any dwelling
5 constructed or to be constructed, or for any employee of such a person:

- 6 (1) to refuse to negotiate for the sale or rental or to refuse to sell or rent or otherwise
7 deny to or withhold any dwelling from any person;
- 8 (2) to discriminate against any person in the terms, conditions, or privileges of the
9 sale or rental of any dwelling or in the furnishing of facilities or services in
10 connection therewith;
- 11 (3) to refuse to receive or transmit a bona fide offer to purchase, rent, or lease any
12 dwelling from any person;
- 13 (4) to make, print, or publish, or cause to be made, printed, or published, any notice,
14 statement, or advertisement, with respect to the sale or rental of a dwelling, that
15 indicates any preference, limitation, or discrimination, or any intention to make
16 any such preference, limitation, or discrimination;
- 17 (5) to represent to any person that any dwelling is not available for inspection, sale, or
18 rental when such dwelling is in fact so available;
- 19 (6) to discriminate in allowing or disallowing a person access to or membership or
20 participation in any multiple-listing service, real estate broker's organization or
21 other service, organization, or facility relating to the business of selling or renting
22 dwellings, or to discriminate in the terms or conditions of such access,
23 membership, or participation;
- 24 (7) to include in any transfer, sale, or rental of housing any restrictive covenant that
25 discriminates;
- 26 (8) to honor or exercise, or attempt to honor or exercise any discriminatory covenant
27 pertaining to housing;
- 28 (9) to refuse to consider 2 or more applicants' incomes when they seek to buy or rent
29 a dwelling or dwelling unit;
- 30 (10) to refuse to consider alimony or child support awarded by a court and received
31 by an applicant as a valid source of income, when that source can be verified as to
32 its amount, length of time received, and regularity of receipt;
- 33 (11) to request or consider information about birth control practices in evaluating any
34 prospective buyer or lessee of a dwelling;
- 35 (12) to discriminate in the sale or rental of, or to otherwise make unavailable or deny,
36 a dwelling to any buyer or renter because of a mental or physical disability of:
- 37 (i) that buyer or renter;

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1 (ii) a person residing in or intending to reside in that dwelling after it is so
2 sold, rented, or made available; or

3 (iii) any person associated with that buyer or renter; or

4 (13) to discriminate against any person in the terms, conditions, or privileges of sale
5 or rental of a dwelling, or in the provision of services or facilities in connection
6 with such dwelling, because of a mental or physical disability of:

7 (i) that person;

8 (ii) a person residing in or intending to reside in that dwelling after it is so
9 sold, rented, or made available; or

10 (iii) any person associated with that person.

11 (A-1) SOURCE OF INCOME EXCEPTION.

12 (1) QUALIFYING HOUSING DEVELOPMENT DEFINED.

13 IN THIS SUBSECTION, "QUALIFYING HOUSING DEVELOPMENT" MEANS A DEVELOPMENT
14 CONSISTING OF 5 OR MORE CONTIGUOUS RENTAL DWELLING UNITS IN WHICH 20% OR
15 MORE OF THE DWELLING UNITS ARE RENTED TO PERSONS WHOSE SOURCE OF INCOME IS
16 DERIVED IN WHOLE OR IN PART FROM HOUSING ASSISTANCE CERTIFICATES OR
17 VOUCHERS ISSUED UNDER THE UNITED STATES HOUSING ACT OF 1937.

18 (2) EXCEPTION.

19
20 THE PROHIBITIONS IN SUBSECTION (A) OF THIS SECTION, AS THEY RELATE TO SOURCE
21 OF INCOME, DO NOT APPLY TO A QUALIFYING HOUSING DEVELOPMENT IN BALTIMORE
22 CITY.

23 (3) TERMINATION OF SUBSECTION.

24 THE EXCEPTION IN THIS SUBSECTION AUTOMATICALLY EXPIRES ON JUNE 30, 2023,
25 UNLESS THE CITY COUNCIL, AFTER CAUSING AN APPROPRIATE STUDY TO BE
26 UNDERTAKEN, CONDUCTING PUBLIC HEARINGS, AND HEARING TESTIMONIAL
27 EVIDENCE, FINDS THAT THE EXCEPTION REMAINS IN THE PUBLIC INTEREST, IN WHICH
28 CASE THIS SUBSECTION MAY BE EXTENDED FOR 4 MORE YEARS.

29 (e) *Unlawful representations.*

30 It is an unlawful practice for a person, for the purpose of inducing or discouraging a real
31 estate transaction:

32 (1) to represent that a change has occurred or will or may occur with respect to race,
33 color, religion, national origin, ancestry, sex, age, marital status, physical or
34 mental disability, sexual orientation, [or] gender identity or expression, OR
35 SOURCE OF INCOME in the composition of the owners or occupants in the block,
36 neighborhood, or area in which the dwelling is located; or

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(2) to represent that a change with respect to race, color, religion, national origin, ancestry, sex, age, marital status, physical or mental disability, sexual orientation, [or] gender identity or expression, OR SOURCE OF INCOME in the composition of the owners or occupants in the block, neighborhood, or area in which the dwelling is located will or may result in the lowering of property values, an increase in criminal or anti-social behavior, or a decline in the quality of schools.

(f) Restrictive covenants declared void.

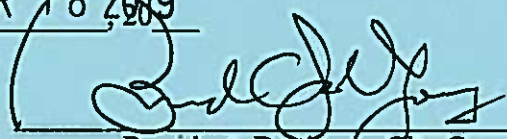
(1) Any restrictive covenant, whether heretofore or hereafter included in an instrument affecting the title to real or leasehold property, is declared to be null, void, and of no effect, and contrary to public policy, as well as contrary to the Constitution and the laws of the United States.

(2) Any person who is asked to accept a document affecting title to real or leasehold property may decline to accept the same if it includes such a covenant until the covenant has been deleted from the document. Refusal to accept delivery of an instrument for this reason shall not be deemed a breach of a contract to purchase, lease, mortgage, or otherwise deal with such property.

SECTION 2. AND BE IT FURTHER ORDAINED, That the catchlines contained in this Ordinance are not law and may not be considered to have been enacted as a part of this or any prior Ordinance.

SECTION 3. AND BE IT FURTHER ORDAINED, That this Ordinance takes effect on the 30th day after the date it is enacted.

Certified as duly passed this _____ day of MAR 18 2019



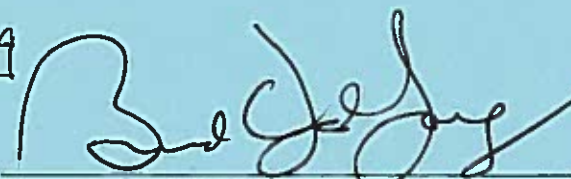
President, Baltimore City Council

Certified as duly delivered to Her Honor, the Mayor,
this _____ day of MAR 18 2019




Chief Clerk

Approved this 12th day of April, 2019



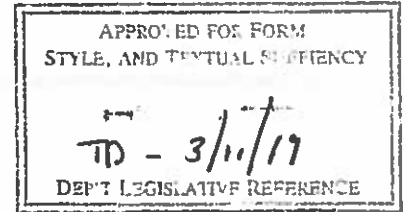
Mayor, Baltimore City

Approved For Form and Legal Sufficiency
This 11th Day of April 2019


Chief Solicitor



AMENDMENTS TO COUNCIL BILL 18-308
(1st Reader Copy)



By: President Young
{To be offered on the Council floor}

Amendment No. 1

On page 1, in line 5, after the semi-colon, add "establishing certain exceptions"; on that same page, strike line 13 in its entirety and substitute "Sections 1-1(x) and 3-5(a-1)"; and, on page 4, after line 10, insert:

"(A-1) SOURCE OF INCOME EXCEPTION.

ADOPTED

(1) QUALIFYING HOUSING DEVELOPMENT DEFINED.

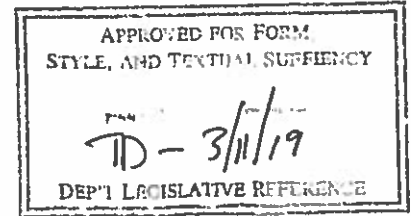
IN THIS SUBSECTION, "QUALIFYING HOUSING DEVELOPMENT" MEANS A DEVELOPMENT CONSISTING OF 5 OR MORE CONTIGUOUS RENTAL DWELLING UNITS IN WHICH 20% OR MORE OF THE DWELLING UNITS ARE RENTED TO PERSONS WHOSE SOURCE OF INCOME IS DERIVED IN WHOLE OR IN PART FROM HOUSING ASSISTANCE CERTIFICATES OR VOUCHERS ISSUED UNDER THE UNITED STATES HOUSING ACT OF 1937.

(2) EXCEPTION.

THE PROHIBITIONS IN SUBSECTION (A) OF THIS SECTION, AS THEY RELATE TO SOURCE OF INCOME, DO NOT APPLY TO A QUALIFYING HOUSING DEVELOPMENT IN BALTIMORE CITY."

AMENDMENTS TO THE AMENDMENTS TO COUNCIL BILL 18-308
(1st Reader Copy, as amended)

By: Councilmember Henry
{To be offered on the Council floor}



Amendment No. 1

On page 1 of President Young's amendments, in the last line, prior to the closing quotation mark, insert:

"(3) TERMINATION OF SUBSECTION.

ADOPTED

THE EXCEPTION IN THIS SUBSECTION AUTOMATICALLY EXPIRES ON JUNE 30, 2023, UNLESS THE CITY COUNCIL, AFTER CAUSING AN APPROPRIATE STUDY TO BE UNDERTAKEN, CONDUCTING PUBLIC HEARINGS, AND HEARING TESTIMONIAL EVIDENCE, FINDS THAT THE EXCEPTION REMAINS IN THE PUBLIC INTEREST, IN WHICH CASE THIS SUBSECTION MAY BE EXTENDED FOR 4 MORE YEARS."

BALTIMORE CITY COUNCIL
Housing And Urban Affairs Committee
VOTING RECORD

DATE: 2-12-19

BILL#CC: 18- 0308 BILL TITLE: Ordinance – Community Relations –
 Housing Discrimination – Source of Income

MOTION BY: DORSEY SECONDED BY: COHEN

- FAVORABLE FAVORABLE WITH AMENDMENTS
 UNFAVORABLE WITHOUT RECOMMENDATION

NAME	YEAS	NAYS	ABSENT	ABSTAIN
Bullock, J. Chair	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Schleifer, I. Vice Chair	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Burnett, K.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Henry, B.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sneed ,S.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Cohen, Z	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Dorsey, R.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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TOTALS	5	0	1	1

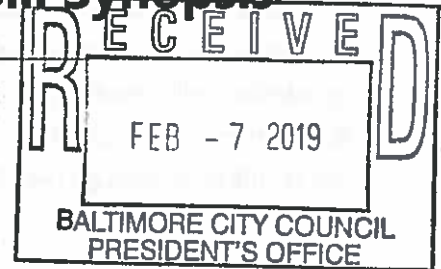
CHAIRPERSON: [Signature]
 COMMITTEE STAFF: Richard G. Krummerich, Initials: RK



Bernard C. "Jack" Young
Council President
Baltimore City

100 Holliday Street, Room 400 Baltimore, MD 21202
Office: 410-396-4805 | Fax: 140-839-0647

Bill Synopsis



Subject | Source of Income Discrimination (18-0308)

Prepared by | Kimberly Rubens, Fiscal Legislative Analyst, Office of the Council President

Date | February 5, 2019

Policy Objectives

- Amend the city code's definitions of discrimination and restrictive covenants, and "source of income" (SOI)
- Amend the city code's unlawful housing practices to include SOI discrimination

Background

The Housing Choice Voucher Program (formerly Section 8) is a federally funded program that began in 1974. Most Housing Choice Vouchers (HCVs) require families to pay 30% of their annual income on rent. The rest is paid for by the local Public Housing Authority (PHA), in this case the Housing Authority of Baltimore City (HABC),

A SOI definition already exists in Baltimore City Code. However, it is narrowly applied to the city's inclusionary housing law. This bill aims to broaden the scope of how SOI can be applied to protect housing voucher recipients.

There are approximately 13,000 households using vouchers in Baltimore; nationwide there are 2.2 million families with vouchers.¹ Current federal law does not prevent landlords from rejecting HCV recipients solely because of voucher use. Nationwide, only 34% of families with vouchers live in municipalities with source of income protections.²

Recommendation

SOI anti-discrimination legislation is a key policy to protect voucher participants as they search for housing. The Fiscal Legislative Analyst recommends passing this legislation. However, expanding the definition of SOI legislation must be considered in the context of policy implementation, as well as the overall policy goals, of HCVs. As a program of the Department of Housing and Urban Development (HUD),

¹ "About HCVs in Baltimore" http://www.baltimorehousing.org/housing_choice_voucher_program

"Prohibiting Discrimination Against Renters Using Housing Vouchers Improves Results", (1)

<https://www.cbpp.org/sites/default/files/atoms/files/10-10-18hous.pdf> This is an estimation from the Center for Budget and Policy Priorities.

² Ibid, (3)

implementers of HCVs across the country have a responsibility to “affirmatively further fair housing practices.” SOI antidiscrimination legislation alone will not make a significant impact in the de-concentration of voucher users in certain neighborhoods, nor can it be reasonably assumed that this legislation will result in a significant increase in families that move to low-poverty neighborhoods. Recommendations are offered at the end of this memo that should be explored to strengthen City Council Bill 18-0308, as well as the HCV program.

Fiscal Impact

As the bill is currently written, there is no fiscal impact to the city. This is confirmed in the Department of Finance’s memo submitted to the City Council on December 7, 2018. However, if HABC chooses to adopt some of the recommendations offered at in this memo, this legislation will not be cost neutral to the city; it will likely require additional staff and office resources to properly administer and enforce this legislation.

Research

Studies from HUD as well as other researchers suggest that SOI protections have the potential to increase voucher acceptance rates. However, the research is modest and warrants further study.

HUD commissioned a pilot study of voucher acceptance rates by landlords in five cities across the country. The study found that potential voucher users who called to inquire about a property’s availability were accepted 65% of the time in places with SOI antidiscrimination laws versus 23% of the time in jurisdictions without SOI antidiscrimination laws.³ However, these findings are largely based on the experience of white female-sounding testers calling potential landlords. In a city where 94% of all voucher users are black, it is hard to imagine that SOI antidiscrimination legislation in Baltimore would be as effective.⁴

Success rates are defined “as the percentage of vouchers issued to families that are successful in leasing, given the time frame available to families.”⁵ A family has 60 days from the issuance of a voucher to finalize a rental contract; the HABC can choose to grant extensions on a case by case basis. The HABC has a success rate of about 60%.⁶ A study from 2001 of 2,600 voucher users from 48 PHAs estimate that all else being equal (race, gender, income) “the probability of successfully using one’s voucher within the program time frame was 12 percentage points higher in jurisdictions with SOI antidiscrimination” laws compared to those without.⁷

Researchers from another study confirmed these results. They found that in jurisdictions with SOI laws, success rates are five to 12 percentage points higher than those without SOI laws.⁸ This means that the

³ “Prohibiting discrimination against renters using housing vouchers improves results”, (6) <https://www.cbpp.org/sites/default/files/atoms/files/10-10-18hous.pdf>

⁴ “HUD Portrait of Subsidized Housing, HCVs, Baltimore City” <https://www.huduser.gov/portal/datasets/assthsq.html>

⁵ “Prohibiting Discrimination Against Renters Using Housing Vouchers Improves Results”, (7) <https://www.cbpp.org/sites/default/files/atoms/files/10-10-18hous.pdf>

⁶ Conversation with Corliss Alston, Deputy Director of HABC’s HCV Program.

⁷ “Source of Income Discrimination and Fair Housing Policy”, (8) <https://journals.sagepub.com/doi/abs/10.1177/0885412216670603>

⁸ “Source of Income Discrimination and Fair Housing Policy”, (8) <https://journals.sagepub.com/doi/abs/10.1177/0885412216670603>

HABC could serve an additional 650 to 1,560 families with their available funds. This would increase the number households served in the city of Baltimore by approximately 8.5%.⁹

Potential Benefits

This bill has the potential to make it easier for families with vouchers to move out of neighborhoods with high concentrations of poverty. Nationwide, only 14% of families with children using HCVs live in low-poverty neighborhoods (where fewer than 10% of residents have incomes below the Federal Poverty Level).¹⁰ Research demonstrates that children who move to low-poverty neighborhoods before middle school have significantly better life outcomes than those that remain in neighborhoods with high concentrations of poverty. However, the research on the effects of SOI discrimination on access to low-income neighborhoods is mixed.¹¹

Unintended Consequences

There is no national research to suggest that this legislation would have unintended, negative consequences. However, it must be noted that there is no on the record testimony from current Baltimore City voucher recipients that could speak to the experiences of current voucher users, and the potential negative, or positive, consequences of this legislation.

Other Jurisdictions

Nationwide, 11 states – including Washington, D.C., 15 counties, and 50 cities have enacted laws that prohibit discrimination solely based on SOI and protect housing choice voucher users.¹²

Table 1, Neighboring Jurisdictions with SOI antidiscrimination laws

Jurisdiction	Voucher Holders Covered (2017)	Date Enacted
Washington, D.C.	12,186	2005
Montgomery County, MD	7,058	1991
Howard County, MD	1,938	1992
Frederick County, MD	1,173	2002
Annapolis, MD	396	2007

⁹ Assume 13,000 households, no attrition, an additional 1105 households could receive vouchers (mean of range 650 – 1,560).

¹⁰ "Prohibiting Discrimination Against Renters Using Housing Vouchers Improves Results", (2)

<https://www.cbpp.org/sites/default/files/atoms/files/10-10-18hous.pdf>

¹¹ "Prohibiting Discrimination Against Renters Using Housing Vouchers Improves Results", (8)

<https://www.cbpp.org/sites/default/files/atoms/files/10-10-18hous.pdf>

¹² "Prohibiting Discrimination Against Renters Using Housing Vouchers Improves Results", (16-21)

<https://www.cbpp.org/sites/default/files/atoms/files/10-10-18hous.pdf>

There are three states that have SOI antidiscrimination legislation, but they do not protect voucher holders as well. They are California, Delaware, and Wisconsin. "Appendix B: State, Local and Federal Laws Barring Source-of-Income Discrimination"

<https://www.prrac.org/pdf/AppendixB.pdf>

Stakeholders¹³

- Department of Housing and Community Development || supports
- Housing Authority of Baltimore City || supports
- Office of Civil Rights and Wage Enforcement || supports
- Maryland Multi-Housing Association (MMHA) || supports with 5% threshold amendment
- Upton Planning Commission || supports with amendment
- ACLU of Maryland || supports
- Greater Baltimore Board of Realtors (GBBR) || opposes

Recommendations

Many of the recommendations provided in this section are outside of the council's authority. However, they are included for the sake of a complete analysis of this SOI antidiscrimination legislation. This legislation is meant to protect voucher holders and to affirmatively further fair housing practices; these recommendations are offered in that spirit. Several of the proposed recommendations include examples of how other jurisdictions across the country have addressed these policy areas.

SOI recommendations

1. Work with HABC to develop an enforcement and implementation strategy

The success of SOI laws depend on enforcement and education. Currently, the legislation changes definitions in the city code to update unlawful housing practices. There is neither an administrative nor court enforcement mechanism included in the legislation. In order for this legislation to be most effective, the HABC might want to consider an enforcement mechanism as well an education campaign to inform tenants of their rights, as well as inform landlords of their legal responsibility to not discriminate against voucher holders solely because of their source of income.

2. Amend the legislation to require landlords to agree to an initial 1-year lease

HUD will not approve 6 month leases. A landlord could accept a voucher recipient, but then write an initial 6-month lease as the first contract, thus skirting the proposed SOI legislation.

¹³ The following stakeholders listed based on the FLA's awareness of a particular agency, department, or community organization's stated position at the time of publication.

3. Expand available assistance for voucher holders in their search

One of the goals of this legislation is to help families access any available rental property in the city. There are several program administration options that could be explored to help families navigate the voucher search process: expand the search time, provide comprehensive housing counseling, regularly monitor and update HABC's list of available units, and actively recruit landlords in low-poverty neighborhoods to support the de-concentration of voucher users in certain neighborhoods.¹⁴

4. Work with landlord associations to combat misperceptions of SOI laws

This legislation does not prevent landlords from evaluating applicants on any number of screening criteria, including by credit score, criminal history, or references. Moreover, this legislation does not prevent landlords from charging potential tenants, including voucher holders, a security deposit. (Up until 1994, it was illegal for landlords to charge voucher holders security deposits.)

The HABC already conducts extensive background checks on all potential household members ages 14 or older for income requirements, criminal background, prior convictions in federally assisted housing, and lifetime registration of sex offenders. It is unclear whether landlords in Baltimore who do not accept vouchers are aware of the extensive screening that potential voucher recipients must undergo. An education campaign to make landlords aware of this extensive screening process might make more landlords interested in accepting vouchers.

For example, in Oregon, a foundation created materials and videos for landlords on implementation questions related to their SOI law while advocates and legal services attorneys conducted trainings for landlords.¹⁵

¹⁴ "A Pilot Study of Landlord Acceptance of Housing Choice Vouchers," (69) <https://www.huduser.gov/portal/pilot-study-landlord-acceptance-hcv.html>

¹⁵ "Prohibiting Discrimination Against Renters Using Housing Vouchers Improves Results", (11) <https://www.cbpp.org/sites/default/files/atoms/files/10-10-18hous.pdf>

Complementary policies to support voucher participants

1. Explore adopting Small Area Fair Market Rents (SAFMRs)

Right now the HABC uses Fair Market Rents (FMRs) to set voucher limits.¹⁶ FMRs are set for an entire jurisdiction, without taking into account the median rent patterns of a particular neighborhood. Table 2 outlines the current Fair Market Rents offered to voucher holders.

Table 2, Fair Market Rents (FMRs) 2019

Studio	One Bedroom	Two Bedroom	Three Bedroom	Four Bedroom
\$862	\$1,074	\$1,342	\$1,732	\$1,992

SAFMRs set rents at the 40th percentile of a particular zip code, instead of one flat rental rate for a city with a very diverse rental market.¹⁷ HABC can choose to use SAFMRs, only 24 PHAs around the country are mandated to use SAFMRs. Approximately one quarter (27%) of Baltimore landlords interviewed in a study on landlord voucher acceptance behavior voluntarily shared that voucher rents are higher than what they could get on the private market.¹⁸ By adopting SAFMRs, voucher recipients would have the opportunity to move to more low-poverty neighborhoods, while correcting a market imbalance. Table 3 offers a sample of what SAFMRs would be across the city, were HABC to adopt these rents.

Table 3, Small Area Fair Market Rents (SAFMRs) 2019

Zip Code	Studio	One Bedroom	Two Bedroom	Three Bedroom	Four Bedroom
21210	\$890	\$1,100	\$1,380	\$1,780	\$2,050
21213	\$830	\$1,020	\$1,270	\$1,640	\$1,900
21215	\$830	\$1,020	\$1,270	\$1,640	\$1,900
21217	\$830	\$1,020	\$1,270	\$1,640	\$1,900
21224	\$910	\$1,140	\$1,420	\$1,830	\$2,110

2. Support HABC in tracking and regularly updating performance metrics related to HCV administration

Besides tenant personal qualifications, landlords cite the enrollment process as a deterrent to program participation. For example, a recent qualitative survey of 36 landlords in Baltimore found that 50% cited inspections as burdensome and costly.¹⁹ Fifty percent also found interactions with

¹⁶ "FY 2019 Fair Market Rent Documentation System" <https://www.huduser.gov/portal/datasets/fmr.html>

¹⁷ "FY 2019 Small Area Fair Market Rents"

<https://www.huduser.gov/portal/datasets/fmr/smallarea/index.html>

¹⁸ "Taking Stock: What Drives Landlord Participation in the Housing Choice Voucher Program" (14)

https://static1.squarespace.com/static/569c329d57eb8d0f114bf4c6/t/5bb2c3a8a4222f9a86e328ab/1538442155861/Garboden_Rosen_TakingStock_HPDP_2018.pdf

¹⁹ Ibid, (16)

the HABC to be a negative factor.²⁰ While the HABC suffered from program administration issues in the past, current testimony from HABC suggests that this is not the case. However, there are steps that HABC could take to disseminate accurate information related to the current administration of HCVs.

The HABC could track, on at least a quarterly basis, metrics related to program administration. This could include: average inspection time, most common code violations for failed inspection, average time from initiation of contract to first rent payment (currently estimated between 32 – 53 days),²¹ average time to answer landlord question, average time to resolve landlord – tenant disputes, as well as information that contextualizes HABC’s HCV performance metrics.

By regularly tracking performance metrics, HABC can demonstrate commitment to landlord customer service, as well as identify areas of program administration improvement. This information could also assuage landlord concerns about renting to voucher holders.

3. Create programs to incentivize landlord acceptance of HCVs

There are real and perceived administrative costs to landlords who participate in the voucher program to be in compliance with HUD regulations. However, landlords are an important and necessary partner in increasing access and choice for voucher holders.

A common complaint from landlords is that voucher tenants damage properties leaving landlords with no way to recoup repair costs. Both Oregon and Washington set aside “damage mitigation funds” for landlords that accept vouchers. These funds compensate landlords up to \$5,000 for property damage or unpaid rent. Washington funds the administration of this program from document recording fees.²²

The Marin Housing Authority in California has a damage mitigation fund that goes beyond security deposits and damage reimbursement. Their Landlord Participation Program not only provides up to \$2,500 for a security deposit, but waives permit fees for participating landlords and administers a 24-hour hotline to rapidly respond to landlord concerns.²³

The housing authority could also set up low interest or zero interest loans to assist landlords with making necessary repairs in order to be able pass HABC inspections and rent to HCV holders.

²⁰ Ibid, (16)

²¹ This estimate is based on HCVP fact sheet provided to author by Corliss Alston, it is unclear whether or not the time frame provided is based on business days or calendar days. It also does not provide any real-time analysis of the average amount of days it takes to finalize a contract.

²² “Prohibiting Discrimination Against Renters Using Housing Vouchers Improves Results”, (14) <https://www.cbpp.org/sites/default/files/atoms/files/10-10-18hous.pdf>

²³ “A Pilot Study of Landlord Acceptance of Housing Choice Vouchers”, (67) <https://www.huduser.gov/portal/pilot-study-landlord-acceptance-hcv.html>

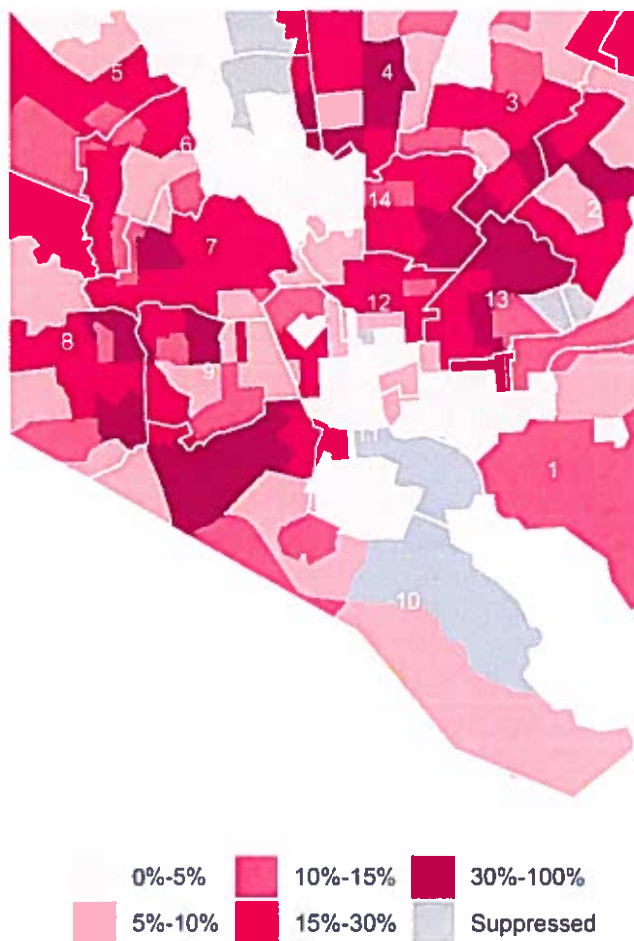
4. Partner with surrounding counties to adopt SOI protections

Currently, an HABC issued voucher can be used by the family anywhere, and the HABC will fund the voucher at the Fair Market Rent value for that jurisdiction. However, the only county relatively close to Baltimore with SOI protections is Howard County. In order for families to have more choice, other adjacent counties, including Baltimore County and Anne Arundel County, could adopt this same SOI antidiscrimination legislation.

Figure 1, Percentage of HCV Units by Census Tract – Per 1,000 Rental Units

Data Sources: "Picture of Subsidized Housing" [HUD](#), ACS Estimate Total Renter Occupied Units, B25003
Map Provided by: Sam Helmey, Data Analyst, Baltimore Regional Housing Partnership

HCV Assisted Share of Rental Units
by Census Tract



It's time for Baltimore to end housing discrimination that hurts the most vulnerable

By Tisha Guthrie

As families in Baltimore City and across the nation struggle to find safe and decent housing, a bill recently introduced in the Baltimore City Council can play an integral role in eliminating a significant barrier to safe and affordable housing for our most vulnerable neighbors without costing taxpayers a cent.

CB # 18-0308, introduced by Councilmember Ryan Dorsey, will protect Baltimore City renters by prohibiting discrimination in housing based on source of income. In practical terms, it will require landlords to judge potential tenants in an equitable manner—and ban the widespread practice of refusing to rent to families enrolled in the Housing Choice Voucher (HCV) Program (formerly called Section 8). Persons with vouchers still pay roughly 30% of their income toward the rent. The voucher pays the rest. HCVs are primarily used by African American and female-headed households, elderly persons, veterans and people with disabilities.

I should know. I am one of them.

I needed a voucher to afford the rent for an apartment after my disability made me unable to work. After seven years on a waiting list, I finally got one. But my excitement quickly turned to frustration.

On my initial visits to apartment complexes, I was greeted by apartment managers and given tours. I received email reminders of appointments, including from some apartments that offered enticements to new occupants—a clear indication that vacancies were available and move-in ready.

Yet after disclosing the fact that I was a voucher holder, the very people who graciously provided me information and accompanied me on tours of their complexes slammed their doors in my face. No explanation was offered. Simply put, they did not take vouchers.

Required to use my voucher within 60 days, I was forced to apply for numerous extensions by filing pages of contacts documenting my efforts to find housing. After searching for an entire year, I finally found a landlord in Mt. Vernon who accepted my voucher. But it is not in a building in which I want to live, and I have nowhere else to go.

Like me, voucher holders wait years to receive a housing subsidy and try for months to locate a landlord willing to accept it—and often can't. The limited number of landlords willing to accept vouchers contributes to concentrations of poverty and homelessness. Landlords in more affluent areas often refuse to accept housing vouchers, while landlords in low-opportunity areas often convert their units into "Section 8 only" apartments and actively entice voucher holders to move there.

Studies show that voucher holders and their children experience better outcomes in education and economic opportunity when they are able to move to better neighborhoods. However, when a family can't find a unit in a lower-poverty area, poverty remains concentrated and the improved outcomes disappear. In Baltimore City, the highest concentration of housing voucher households are still found in racially segregated neighborhoods with lower levels of economic opportunity, education and community health.

Ending source of income discrimination isn't a new idea. As a way to decrease homelessness, the 2017 Baltimore City Mayoral Workgroup on Homelessness recommended enacting legislation to prohibit discrimination based on source of income.

National momentum around source of income protection is strong. Last month, U.S. Senators Tim Kaine (D-VA) and Orrin Hatch (R-UT) introduced legislation adding source of income protection to the federal Fair Housing Act. In 2017, the American Bar Association adopted a policy urging governments to prohibit this discrimination. Thirteen states and over 72 local jurisdictions, including Howard, Montgomery and Frederick counties, and Frederick City and Annapolis, already prohibit discrimination based on source of income. But Baltimore City only prohibits the practice in properties covered by the City's Inclusionary Housing Law. CB #18-0308 will end source of income discrimination in nearly all city properties (and will still permit landlords to reject potential tenants for rental history or criminal backgrounds, among other valid reasons).

If tenants have the income to pay for housing and are otherwise qualified to rent, there is no reason why they should be rejected. This form of discrimination is insidious. It hurts veterans, severely rent-burdened families trying to get on their feet, persons with disabilities, and elderly persons. It also contributes to and exacerbates homelessness.

Now is the time for Baltimore to end decades of discrimination, shatter the negative stereotypes of people who just need a little help to pay the rent, and take one small step to create a City that better practices racial and economic inclusion.

###

Tisha Guthrie is a fitness professional, a licensed social worker, and a health equity advocate living in Baltimore.





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**Community Relations – Housing Discrimination – Source of Income
CB # 18-0308
Hearing of the Housing and Urban Affairs Committee on December 11, 2018**

SUPPORT

Dear Chairman Bullock and Committee Members:

The Baltimore Housing Roundtable and Public Justice Center strongly urge the Committee to support CB 18-0308 that will prohibit source-of-income discrimination in housing.

1) A Ban on Source of Income Discrimination Recognizes Housing as a Fundamental Human Need and Human Right

All people should have access to housing that is affordable, habitable, accessible, and integrated into the community. Housing is a key determinant of education, employment, health, and safety. As such, it is recognized internationally as a fundamental human need and human right. Shamefully, Baltimore City was a national leader in passing laws to codify housing discrimination with its 1910 residential segregation ordinance. By 1964, we took a big step on the road to redemption by passing a comprehensive Civil Rights bill.¹ It is now time for Baltimore to keep pace with the 70 other localities and 13 states that already have recognized source of income discrimination as a civil rights violation.² A ban on source of income discrimination prohibits landlords from manipulating people and rents solely to maximize profits by excluding of tens of thousands of City residents who are poor because of forces beyond their control.

2) Source of Income Discrimination Perpetuates Segregation in Baltimore City

Baltimore remains highly segregated by race and income. The federally-required fair housing study known as an Analysis of Impediments (“Regional AI”) commissioned by Baltimore City, Baltimore

¹ Ordinance 103, passed by the Baltimore City Council in 1964, was one of the most comprehensive civil rights bills passed by a City, covering unlawful discrimination in employment, public accommodations, public and private education, and public and private health and welfare agencies and institution. <https://civilrights.baltimorecity.gov/community-relations-commission/commission>

² <https://prrac.org/pdf/AppendixB.pdf>

County, Harford County, Howard County and Anne Arundel County found that Baltimore City remains the most segregated jurisdiction in the state. The Regional AI recommended that local jurisdictions or the state pass laws to prohibit source of income discrimination to address that discrimination.³

Please find attached to this testimony a map showing that a disproportionate number of voucher holders reside in primarily Black census tracts as well as a series of rental listings in Baltimore City where landlords specifically state that they will not accept vouchers. Other listings accept only vouchers. By prohibiting discrimination based on source of income, landlords in the City will no longer be able to reinforce this pattern of segregation by race and income. Voucher holders in cities and jurisdictions that have passed source of income bans, from Frederick, MD to San Francisco, CA gain greater access to neighborhoods with lower-poverty rates.⁴

3) A “Cap” on Voucher Holders Offends Basic Civil and Human Rights

The Maryland Multi-Housing Association has proposed that landlords be allowed to enforce a 5% “cap” on voucher holders in “housing developments.” Caps and quotas are inconsistent with and offensive to civil and human rights law. It implies that a certain class of people are undesirable. The Council would not consider a law that allows a cap based on another protected class such as persons with disabilities or persons who are Black. The only jurisdiction in the country (of which we are aware) that has a similar provision is Howard County, which has set the cap at 20%. Further, “housing development” is undefined and could mean that in a development without only 2-3 units, the landlord would be totally exempt because renting any unit to a voucher holder would exceed 5% of the units. In short, capping the use of vouchers through legislation puts the City at risk of unnecessary and expensive litigation.

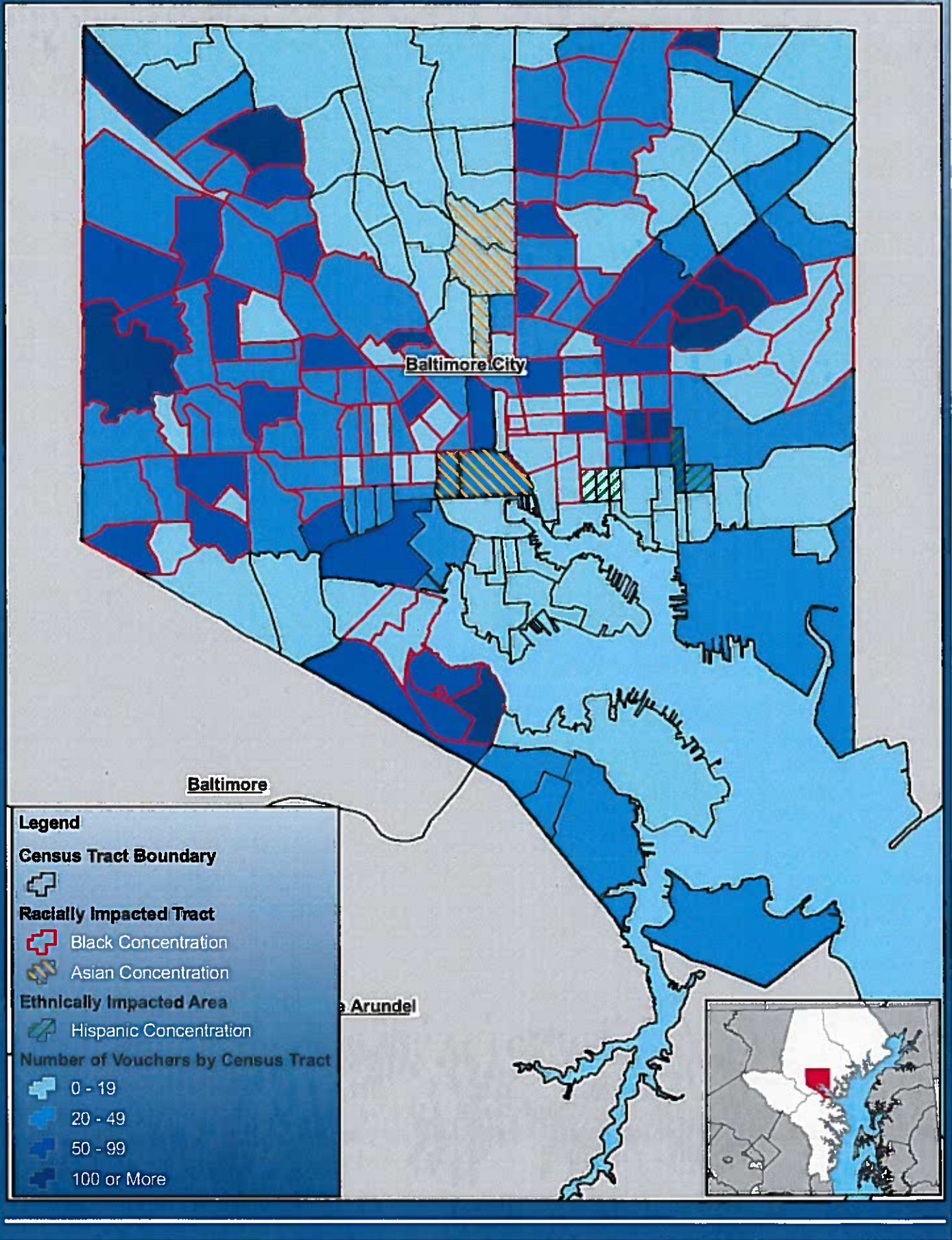
4) The Administrative Burden on Landlords of the Housing Choice Voucher Program is Overstated.

The stated reason for landlords’ resistance to renting to Housing Choice Voucher recipients is a concern about the administrative burdens of participating in a government program. This, however, does not justify continuation of the status quo. When asked for specific issues, landlords rely primarily on sparse, dated anecdotes. Although landlords must still pass inspection and complete paperwork when renting to a voucher holder, these administrative obligations are no more onerous than their obligations under existing local housing codes and ordinances. For example, while the Baltimore City Housing Code is hundreds of pages long, the Housing Quality Standards governing Housing Choice Voucher units spans only several lines in the Code of Federal Regulations (24 CFR 982.401) and covers only basic issues relating to safety and sanitation. More to the point, any paperwork burden that landlords might face when renting to someone with a Housing Choice Voucher pales in comparison to the importance of access to employment and education opportunities through housing for all Maryland citizens. Further, **Maryland’s Court of Appeals has itself recognized that in the vast majority of cases, the administrative burden of participating in the voucher program is insignificant.** *Montgomery County v. Glenmont Hills Assocs.*, 402 Md. 250, 278, (2007).

Please issue a FAVORABLE REPORT on CB 18-0308. If you have any questions, please contact Matthew Hill, Attorney, Public Justice Center, at 410-625-9409 or hillm@publicjustice.org

³ Regional AI at 71, <http://www.baltimorecountymd.gov/Agencies/neighborhoodimprovement/>

⁴ Lance Freeman, Yunjing Li, “Do Source of Income (SOI) Anti-Discrimination Laws Facilitate Access to Better Neighborhoods?”, 29 *Journal of Housing Studies* 1 (2011)



CITY OF BALTIMORE
Council Bill #18-0308
HOUSING DISCRIMINATION
- SOURCE OF INCOME

Many landlords refuse to take housing vouchers. Just a quick search of rental unit listings will produce results like these:

Baltimore, MD 21224
3 beds • 3 baths • 1,620 sqft

ONCE YOU SEE IT YOU WILL WANT TO RENT IT! THIS MOVE IN READY INTERIOR TOWNHOME FEATURES — 3 BEDROOMS (2 MASTER SUITES) 3 FULL BATHROOMS — LARGE OPEN GOURMET KITCHEN WITH SS APPLIANCES, GRANITE COUNTERS AND DECK ACCESS — LIVING ROOM WITH EXPOSED BRICK WALL & HARDWOOD FLOORS — LAUNDRY ON UPPER BEDROOM LEVEL — 1 CAR ATTACHED GARAGE & OFF STREET PARKING — THIS IS A MUST SEE **NO VOUCHERS!**

Enjoy spacious interiors with hardwood floors, wood burning fireplaces, updated kitchens, and luxurious amenities. There is no need for a gym membership, our community features a on-site fitness center. Honing your artistic abilities? We have a Community Art Space that is fully equipped to help you. Have pets? We are pet friendly, and have a park across the street to make walking your pet that much easier. Work in the medical field? You could qualify for a discount. Looking to move very soon? You qualify for our August Special!!! Just \$99 security deposit (ONLY APPROVED CREDIT) !!

- Dining, shopping, entertainment, you name it, just minutes away by foot!
- Conveniently located a few blocks from MICA, Penn Station, Charm City Circulator location
- Great neighborhood, and community!
- Just a short walk from Inner Harbor, and only 2 miles from Fells Point, Canton, & Federal Hill
- Ask about our medical employee discount.

AMENITIES:

- Secured Entry
- Pet friendly
- Washer/Dryer in Apartment Home
- Sounding Ceilings
- Garage Parking Available
- Pet Friendly
- Community Art Space
- \$99 SECURITY DEPOSIT SPECIAL (w/ Approval of Credit* CALL TODAY
- *SECTION 8 VOUCHERS ARE NOT ACCEPTED**

• do NOT contact me with unsolicited services or offers

On the other hand, some landlords accept vouchers, but only in certain units; actively steering voucher holders into units in less desirable areas:

Baltimore, MD 21213

STUNNING, WELL KEPT, SPACIOUS 3 BEDROOM HOME. NOW ACCEPTING 2 BEDROOM VOUCHERS! Must see this large 3 bedroom home perfect for your family! There...

Baltimore, MD 21229
3 beds • 1 bath • -- sqft

Home **Voucher Holders Only** presents this newly remodeled 3 bed/1.5 bath luxury home, which offers the best of suburban living. This

★ \$1 / 2br - Section 8 or va voucher accepted

image 1 of 10

Vouchers only

Renovated
 2 bedroom 1 bath
 Apt
 All utilities included

Deposit required

By Passing CB#18-0308 We Can...

- Ensuring fairness for seniors, working families, veterans, and the disabled seeking housing;
- Help encourage the creation of mixed-income communities and greater affordable housing;
- Deconcentrate poverty by opening up housing opportunities in city neighborhoods
- Ensure better housing and economic opportunities for more than ten thousand City residents.

Council Bill 18-0308 “Source of Income”

Testimony of Antonia K. Fasanelli, Executive Director
Homeless Persons Representation Project, Inc.
Housing and Urban Affairs Committee, December 11, 2018

Homeless Persons Representation Project, Inc. (HPRP) is a non-profit civil legal aid organization that provides free legal representation to people who are homeless or at risk of homelessness and advocates for public policy that will end homelessness.

HPRP SUPPORTS CB 18-0308

I. Legislation prohibiting Source of Income Discrimination in Housing was Recommended by the Mayor’s 2017 Workgroup on Homelessness

In 2017, the Baltimore City Mayor’s Workgroup on Homelessness recommended, as a “Critical Element of Action” to prevent homelessness, enacting local legislation to prohibit discrimination based on source of income.¹ Recognizing that more than half of Baltimore residents are renters and citing a 2016 Abell Foundation report that found more than half of Baltimore renters pay more than 30% of their income for rent and a third pay more than 50% of their income for rent, the Workgroup urged “[s]upport for passage of state and local laws prohibiting private landlords from discriminating against prospective tenants on the basis of their lawful source of income, such as by refusing to rent to Housing Choice Voucher Program participants.”²

The Workgroup on Homelessness mirrored a recommendation in *The Journey Home*, Baltimore City’s 10-Year Plan to End Homelessness, issued in 2008.³ That plan recognized source of income discrimination as a barrier to housing,⁴ a primary solution to homelessness.⁵ Indeed, a 2001 study of the US Department of Housing and Urban Development found that voucher holders in jurisdictions with source of income protection in housing were 12 percentage points more likely to succeed in using their voucher than those who lived in unprotected communities.⁶ In Baltimore, families unable to find landlords to accept their vouchers, likely become or return to homelessness. The prospects for obtaining another housing voucher is limited as the Housing Authority of Baltimore City’s voucher waiting list has been closed since 2015.

¹ Mayor’s Task Force on Ending Homelessness, *Recommendations* (June 30, 2017) <https://human-services.baltimorecity.gov/sites/default/files/MayoralWorkgroupReport-FINAL.pdf>

² Garboden, P.M.E. (2016). *The double crisis: A statistical report on rental housing costs and affordability in Baltimore City, 2000-2013*. Retrieved from Abell Foundation website: <https://www.abell.org/sites/default/files/files/cd-doublecrisis516.pdf>

³ The Goal I, Objective 2, Action Item 1.5 of *The Journey Home* called for engagement with the Baltimore City Council to pass legislation to prohibit discrimination based on source of income. Baltimore City, *The Journey Home*, p. 16 (2008).

⁴ Id.

⁵ B. Sard, *Housing Choice Voucher Program: Oversight and Review of Legislative Proposals*, Testimony before Congressional House Financial Services Subcommittee on Housing and Insurance, Center on Budget and Policy Priorities, Apr. 17, 2018 (“Rigorous studies demonstrate that Housing Choice Vouchers sharply reduce homelessness and other hardships. In addition, vouchers for homeless families cut foster care placements (which are often triggered by parents’ inability to afford suitable housing) by more than half, reduce moves from one school to another, and cut rates of alcohol dependence, psychological distress, and domestic violence victimization among the adults with whom the children live.”)

⁶ M. Finkel and L. Buron, *Study on Section 8 Voucher Success Rates: Volume I Quantitative Study of Success Rates in Metropolitan Areas*, Abt Associates for HUD, Nov. 2001, <https://www.huduser.gov/publications/pdf/sec8success.pdf>



Both the Workgroup on Homelessness and *The Journey Home* plan recognized that Maryland and Baltimore City continue to struggle with not only homelessness but many residents who pay more than 50% of their income for housing. Maryland is the fifth least affordable state in the nation with a housing wage – the amount of money needed to afford a two-bedroom apartment – at \$29.04 per hour. Baltimore City is certainly contributing to that problem with a housing wage of \$27.13.⁷ These levels are so far above the minimum wage that too many families and individuals working full-time jobs cannot afford housing and must rely on some form of government assistance to pay for housing. This assistance could come in the form of Temporary Cash Assistance or VA disability benefits, or it could also be in the form of a housing choice voucher (formerly known as Section 8).

These cash or subsidy benefits are critical tools to ending homelessness and indeed, the voucher program has been a primary tool of the federal government in its campaign to end veteran homelessness.⁸ While many jurisdictions, including one county in Maryland,⁹ have ended veteran homelessness, Baltimore City's 2017 Point in Time count identified 276 homeless veterans. Eleven percent of those veterans identified as homeless had been homeless for more than one year or four or more times in three years.¹⁰

As a former Assistant Secretary for the US Department of Housing and Urban Development stated “[p]rohibiting this form of discrimination provides an essential protection for many Americans, including disabled veterans, seasonal workers, and persons that are using housing choice vouchers to maintain housing for themselves and their children.”¹¹

II. Source of Income Protection in Housing is NOT a new concept in Maryland or nationwide

The Cities of Frederick¹² and Annapolis¹³ passed laws prohibiting discrimination based on source of income in 2002 and 2007, respectively. In addition, the counties of Frederick,¹⁴ Howard,¹⁵ and Montgomery¹⁶ passed laws prohibiting this form of discrimination in 2006, 1992 and 1991, respectively. None of these counties or cities report any negative impact on development or housing growth, nor do they report that this legislation led to undesirable tenants. Indeed, study after study reports no causal relationship between voucher holders and high crime rates or reduced property values.¹⁷ Rather, passage of source of income laws improves administration of voucher programs themselves.¹⁸

⁷ National Low Income Housing Coalition, Out of Reach: 2018 (March 2018) https://nlihc.org/sites/default/files/oor/OOR_2018.pdf.

⁸ In 2010, there were over 107,000 homeless veterans in the United States according the federal plan to end homelessness, Opening Doors, available at http://www.usich.gov/PDF/OpeningDoors_2010_FSPPreventEndHomeless.pdf.

⁹ J. Zauzmer, No veteran is homeless in Montgomery County, Officials Announce, Wash. Post, Dec. 21, 2015.

¹⁰ Baltimore City Point in Time Court 2017: Preliminary Report (2017) http://human-services.baltimorecity.gov/sites/default/files/Full%202017%20PIT%20%26%20HIC%20Report_0.pdf.

¹¹ John Trasviña, HUD Assistant Secretary for Fair Housing and Equal Opportunity, press release, June 12, 2010.

¹² City of Frederick Code of Ordinances, Appx. F, § 2(p) (No. 6-11-28).

¹³ City of Annapolis Municipal Code § 11.32.010 et seq.

¹⁴ Frederick County Code § 2-2-68.

¹⁵ Howard County Municipal Code § 12.207 (l)(j).

¹⁶ Montgomery County Code § 27-1 et seq.

¹⁷ S. Van Zandt, The Effect of Housing Choice Voucher Households on Neighborhood Crime: Longitudinal Evidence From Dallas (finding no evidence that voucher holders increase crime rates; finding any link between crime and voucher holder usage is related to limited number of units that accept vouchers and the presence of those units in areas with already high crime rates); B. Sard, Housing Vouchers Help, Not Hurt, Neighborhoods Hurt by Foreclosures (Aug. 2011) (finding presence of voucher holders in neighborhoods with high foreclosure rates aided those neighborhoods).

¹⁸ A. Bell, Prohibiting Discrimination Against Renters Using Housing Vouchers Improves Results, Center on Budget and Policy Priorities, pg. 2 (Oct. 10, 2018).

In 2014, this City Council passed Bill 14-0317, legislation sponsored by Council Member Mary Pat Clarke that prohibited source of income discrimination in the City's Inclusionary Housing developments. A primary goal of the City's Inclusionary Housing Law is to promote "economic diversity in our neighborhoods, anchored by a strong and stable middle class . . . as well as for seniors and others on fixed incomes" so as to "stimulate economic investment, promote neighborhood stability, and increase public safety for all."¹⁹ There is no reason to limit that goal to the handful of properties that fall under the City's Inclusionary Housing Law. It is time for Baltimore City to follow the national momentum on this issue and pass source of income protections City-wide.

To date, over thirteen states, including Utah, Oklahoma, Connecticut, Maine, Massachusetts, Minnesota, North Dakota, New Jersey, Oregon, Vermont, Wisconsin, Washington State and the District of Columbia have laws prohibiting source of income discrimination. Since 2014, an additional 30 local jurisdictions enacted source of income protection in housing, bringing the total number of cities and counties with these laws to over 70, including New York City, Chicago, Philadelphia, Boston, and Seattle. Many of these states and localities have had source of income laws for over 20 or 30 years.

Local success has led to national momentum. In 2017, the American Bar Association (ABA) adopted policy urging all governments to prohibit source of income discrimination in housing.²⁰ In the Report supporting the policy, the ABA notes the relationship between voucher discrimination and the perpetuation of racial housing segregation. It states "a recent study of voucher holders found that 41% are more likely to live in more impoverished and more racially segregated neighborhoods than non-voucher renters."²¹ In 2018, prohibiting source of income legislation became a bipartisan issue with Sen. Orrin Hatch and Sen. Tim Kaine's²² joint introduction of the Fair Housing Improvement Act of 2018.

We urge the City of Baltimore to follow the recommendation of the Mayor's Workgroup on Homelessness and the momentum of other local communities by enacting source of income protections for all tenants who lawfully pay their rent.

We strongly urge the Committee to issue a favorable report.

¹⁹ Baltimore City Code §2 B-4(b) ("Benefits of economic diversity").

²⁰ American Bar Association, Resolution 119A (Aug. 2017).

²¹ M. W. Metzger, *The Reconcentration of Poverty: Patterns of Housing Voucher Use 2000-2008*, Housing Policy Debate 24:3 at 552 (2014), available at <https://rampages.us/aliciagarcia/wp-content/uploads/sites/14178/2016/03/The-Reconcentration-of-Poverty-Patterns-of-Housing-Voucher-Use-2000-to-2008.pdf>.

²² Sens. Hatch and Kaine, "Fair Housing Improvement Act of 2018" <https://www.congress.gov/bill/115th-congress/senate-bill/3612/text>.





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**Testimony in Support of
Baltimore City Council Bill No. 18-0308
Community Relations – Housing Discrimination – Source of Income
Housing and Urban Affairs Committee Hearing
Tuesday, December 11, 2018**

The American Civil Liberties Union of Maryland is a non-profit organization, which works to ensure that Marylanders are free from all types of discrimination. The ACLU of Maryland **strongly supports Bill No. 18-0308** a bill that would prohibit discrimination in housing in Baltimore City based on Source of Income (SOI), and thereby improve housing market access for low income families and individuals.

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OFFICERS AND DIRECTORS
ALLI HARPER
PRESIDENT

SUSAN GOERING
EXECUTIVE DIRECTOR

C. CHRISTOPHER BROWN
GENERAL COUNSEL

No one contends that CB 18-308 is a panacea for all of Baltimore's housing problems. But it will increase housing and economic opportunities for seniors, persons with disabilities, veterans, and many working families with children by prohibiting housing discrimination based on a person's lawful source of income.

CB 18-308 is an extension of existing anti-discrimination legislation. Just as we agree that no one should be denied housing because of his or her race or religion, whether a person's income comes from wages, child support, or a housing voucher is not relevant to their suitability as a tenant and their qualities as a good neighbor. The proposed legislation does not interfere with a landlord's right to screen all potential tenants to ensure they can pay the rent and abide by the lease terms. It simply gives everyone a chance to be judged on his or her own merits.

Discrimination based on source of income is most prevalent among the large multifamily apartment complexes, whether owned and/or managed by the regional multifamily industry, national REITs, or Wall Street hedge funds. As a result of this discrimination, large numbers of families with children are virtually excluded from the mainstream rental market. In some cases, it leaves them with no housing at all ---**"homeless with a voucher"** --- as one of our clients described her experience.

Discrimination against Baltimore City families with vouchers is a race equity issue. The refusal to consider applicants simply because they use lawful non-wage income to pay for housing disproportionately impacts persons of color, women, families with children, and people with disabilities --- and can work as a pretext for other types of bias. In most cases, families with vouchers are **restricted to areas of concentrated poverty or already stressed communities.** As a recent HUD study confirms, virtually none of the families issued vouchers by the Housing Authority of Baltimore City, 95% of whom are people of color, are able to use their vouchers in the City's higher opportunity areas. Instead of offering

families a chance to raise their children in safe and stable neighborhoods, families with vouchers are restricted to areas that reproduce intergenerational poverty.

Discrimination based on source of income also harms Black neighborhoods.

When voucher families are excluded from renting homes in the mainstream apartment market, they are pushed into areas with soft homeownership markets where poverty is already increasing, often African American working class or middle class neighborhoods. These softer housing markets can become "Section 8 submarkets" with abnormally high clusters of lower income households with vouchers. Thus, a policy that allows discrimination based on source of income to occur contributes to the concentration of poverty in predominantly African American working and middle class neighborhoods of Baltimore City (and Baltimore County).

Discrimination against people with vouchers also harms unassisted renters.

Research shows that landlords are not only willing to accept vouchers in predominantly Black neighborhoods, but actively solicit voucher holders because they can get above market rents. This forces unassisted renters to pay more and landlords sometimes even refuse to rent to them, i.e. a policy of "Section 8 only." This too is a form of discrimination based on source of income.

In some cases, discrimination against voucher families is a mask for racial discrimination and bias toward other groups protected by fair housing laws.

In some cases, large management companies operating in Maryland refuse to accept vouchers at their complexes located in predominantly white and middle class neighborhoods, while they accept vouchers for their complexes located in predominantly Black and/or working class communities. In some cases, they accept vouchers from elderly voucher holders but not families with children.

Vouchers do not impose undue paperwork on landlords. A certain amount of paperwork and regulation is part of doing business in any industry. However, the multifamily industry will sometimes try to justify its opposition to source of income protection by claiming that renting to voucher tenants will cause undue paperwork. However, almost all of the same management companies also operate in other Maryland jurisdictions, like Howard, Montgomery or Frederick Counties, that have SOI laws. **Their accounting software is already set up to handle vouchers with little or no additional effort.**

Discrimination based on source of income is based on stereotypes about a group of people, rather than their individual qualifications (i.e. the ability to pay the rent and abide by the lease). In addition to voucher holders, it impacts renters who rely on other non-wage sources of income, such as unemployment insurance, disability benefits, self-employment, veterans housing vouchers, child support, or public assistance.

Across Baltimore City and the nation, rents are rising while wages stagnate and the number of affordable housing units is shrinking. Many entry level and low-wage workers cannot afford even modest housing on their wages alone, and must rely on a housing voucher to supplement their wage income. As public and assisted housing is demolished and replaced (if at all) with a voucher, the Housing Choice Voucher program has become the primary program that to meet these pressing housing needs. But we hear from many people who report that landlords refuse to lease to them simply because they use a federal housing voucher to help pay rent. When landlord's refuse to accept vouchers, it undermines the effectiveness and efficiency of this vital program, now the mainstay of local, state and federal housing policies.

It is time for Baltimore to join the other 75 cities or counties, and 13 states, that have already enacted similar "source of income" (SOI) discrimination laws, including **Montgomery, Howard, and Frederick counties, and the cities of Annapolis and Frederick.** The validity of this legislation has already been upheld by our Court of Appeals in *Montgomery County v. Glenmont Hills Associates Privacy World at Glenmont Metro Ctr.*, 402 Md. 250 (2007). The enactment of Bill No. 18-0308 would simply extend the same protection to residents of Baltimore City.

Testimony of Ivis Burris
901 Druid Park Lake Drive, Apt. F, Baltimore, MD 21217
Housing and Urban Affairs Committee, Baltimore City Council

December 11, 2018

CR 18-0308

Position: Support

Dear Chairman Bullock and Members of the Committee:

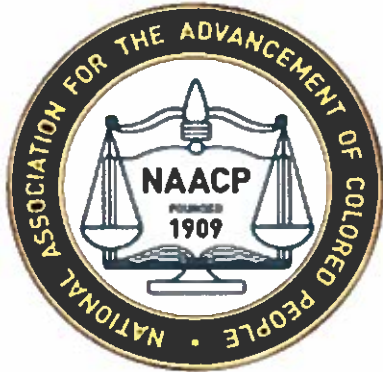
My name is Ivis Burris, and I am a Baltimore City resident, using a Section 8 voucher to rent an apartment in Reservoir Hill with my adult son. Both he and I are persons with disabilities; I have a physical disability and use a wheelchair, and my son Troy has an intellectual disability and receives DDA-funded services from The Chimes. I am here today to tell you about my experience using a Section 8 voucher and to ask for your support for CR 18-308. I rent an apartment at the Riviera Apartments in Reservoir Hill, which is not truly accessible for my wheelchair. Because of the layout of the unit and some modifications that have been made, my son and I have made this apartment work. Over the last year, the Riviera was renovated using tax credits, and my neighbors and I had to be relocated while the work was done. My landlord had a terrible time finding me and several of my neighbors apartments that were wheelchair accessible. The first apartment they showed me was not workable at all. I could not get into or out of the front door without assistance, and MTA Mobility could not drop me safely near the apartment because of the curb placement and the fact that the building was on steeply sloping street. Disability Rights Maryland assisted me in getting my landlord to move me to an apartment that was wheelchair accessible: I moved temporarily to 39 West Lexington Street. This apartment was perfect for us in many ways. It was accessible for my wheelchair, and my landlord helped me get grab bars and other minor modifications installed in the apartment. Also, it was located downtown, near doctors' offices, shopping, pharmacy, and all the things we need. It was also a good fit for my adult son, who has Down syndrome, because it was safe for him to have some independence. We would have loved to stay there, but they do not accept vouchers. When it was time for me to move back to the Riviera, I cried. I kept asking the manager at 39 West Lexington, "Are you sure you don't take vouchers?"

Now we are back at the Riviera, and we are trying to make it work. There is still a lot of construction going on in the area, and we have to get on MTA Mobility in the rear of the building. We are always worried that we are going to get stuck, because the construction blocks streets and exits all around us. Our elevator is still unreliable. The neighborhood is not really safe enough that I feel comfortable letting my son walk around or go to the corner store by himself. Although my landlord at the Riviera has made some modifications for me, I have to rely on my aides to reach things and use many parts of my apartment. We would love to move, but we cannot find a place that is wheelchair accessible and takes vouchers. We have been on the waiting list for several places for five years or more. The newer apartment complexes, that have more accessibility because they were built after the Fair Housing Act went into effect, are the ones that are least likely to take vouchers. I hope we are able to move into a place that meets our needs while we are still able to enjoy it.

Professionally, I volunteer for the Sunshine Folk, which is a group sponsored by Disability Rights Maryland that goes into nursing homes to talk to patients with disabilities about their right to move to the community with needed supports and services. I am working with several people right now that have been able to get HUD Category 2 vouchers to enable them to move to the community from a nursing facility, but they have not been able to find an apartment that meets their needs and also takes vouchers. It is sad to see that people are stuck in nursing homes for years at a time, waiting for an apartment to come available. Nursing homes can be dangerous places to live, and most people with disabilities would rather live in their communities near their friends and families, if they can get the supports they need to do so safely.

If Council Resolution 18-0308 were to pass, I think it would make many new apartments available for people with disabilities. We would have more choices about where to live, and could decide to live in areas where there are more opportunities, services, and where we can feel safe. Thank you for considering my views.

For further information, my phone number is 443-248-6018.



December 11, 2018

The Honorable John Bullock
Chair, Housing and Urban Affairs Committee
Baltimore City Council
100 N. Holiday Street, Suite 500
Baltimore, MD 21202

Re: Council Bill 18-0308

Dear Chairman Bullock and members of the Housing and Urban Affairs Committee,

In my capacity as Chair of the Baltimore Chapter of the NAACP Housing Committee, I offer this testimony to urge your favorable vote on Council bill 18-0308 to end housing discrimination based on source of income.

The Baltimore Chapter of the NAACP has been working for over a hundred years to ensure the political, educational, social, and economic equality of all citizens and we believe that access to decent, safe, quality, affordable housing is the cornerstone upon which all of these is based. Access to subsidy supporting housing opportunity, housing choice vouchers, is not enough, unfortunately.

When we as a society determine that providing rental housing assistance is a priority we should give equal weight to ensuring the usability of those resources. Issuing vouchers to families and allowing landlords to discriminate against the voucher holder is akin to giving a thirsty woman a pitcher full of water with a hole in the bottom; we are providing a tool to combat poverty, housing insecurity and improve social networks with a fatal operational defect. We cannot purport to be serious about providing access to opportunity, stable housing, and deconcentrating poverty unless we protect voucher holders from discrimination.

Most voucher holders are minorities, disabled or special needs and landlords use rejection of vouchers as a proxy to discriminate against them. The Urban Institute's "Pilot Study of Landlord

Acceptance of Housing Choice Vouchers,”¹ found that families using vouchers may screen up to 39 units to identify one potentially eligible unit. Landlords are more likely to miss appointments with voucher holders. These practices contribute to the burden on families using vouchers and lead to a sense of hopelessness. Laws prohibiting discrimination based on source of income with language specifically calling out vouchers reduce landlord denial rates for voucher holders. In other words, this legislation will operate to protect our families from discrimination and ease the burden of finding a new housing unit.

Housing is considered a strong social determinant of health. Housing insecurity is associated with poor health, lower weight, and developmental risk among young children. Ensuring every voucher holder will have access to quality housing units without discrimination will help to improve the health and welfare of our children and families.

Baltimore must step up and meet its peer jurisdictions in protecting families who are trying to build a better life. Arguments that this legislation will require landlords to rent only to voucher holders are specious; prospective tenants will still have to match the value of the voucher to the asking rent, and pass credit and character screening.

We urge you to vote in favor of this important legislation and move it forward with all deliberate speed to a full council vote. Discrimination in any form should not be allowed, access to opportunity should be supported with every tool available, and it is our job to ensure those tools are in good working order to achieve just outcomes.

Sincerely,

Lisa R. Hodges, Esquire
Housing Committee Chair
Baltimore Chapter, NAACP

¹ September 2018. <https://www.huduser.gov/portal/sites/default/files/pdf/Landlord-Acceptance-of-Housing-Choice-Vouchers.pdf>



John Bullock – Chair, Housing and Urban Affairs Committee
Isaac "Yitzy" Schleifer – Vice Chair
Baltimore City Council
100 Holliday Street
Suite 500
Baltimore, Maryland 21202

January 22, 2019

**The Federal Government Shutdown Demonstrates Why CB 18-308
Community Relations - Housing Discrimination - Source of Income Must be
Amended to Balance Housing Provider Risks of Participation!**

Dear Chairman Bullock and Vice Chairman Schleifer:

We write to respectfully urge the Committee to consider our amendments to Council Bill 18-308 as well as the impact that the federal government shutdown is having on the Housing Choice Voucher Program.

The Maryland Multi Housing Association is a professional trade association established in 1996, whose members consists of owners and managers of more than 190,000 rental housing homes in over 800 apartment communities. Our members house over 556,000 residents of the State of Maryland and manage over 45,500 units in the City of Baltimore. MMHA has worked on legislation similar to CB 18-308 for many years, has met with each committee member regarding our concerns about the Bill as drafted and provided several reasonable amendments to the Bill and attached to this letter, which, if accepted, would allow us to fully support its enactment in Baltimore City.

Our concerns about the risks to Housing Providers of mandated participation in this currently voluntary are real and not imagined! The ramifications of the Federal Government Shutdown demonstrate this.

On January 21, 2019 The Washington Post reported in its updated article "The Cascade of Shutdown Problems Grows Each Week" that in March "HUD's Section 8 rent vouchers for 2.2 million households run out, and funds for state and local public-housing agencies to manage more than 1 million public housing units also run out." MMHA has verified with both the Baltimore City Housing Authority, the Baltimore County Department of Housing and the National Apartment Association that the uncertainty of Housing Choice Vouchers being paid after February is REAL. See, emails attached. See

also the Baltimore Sun Article, "Baltimore asking landlords for leniency with federal employees affected by shutdown", January 22, 2019, attached.

Our members, as well as other housing providers in Baltimore City, are genuinely concerned about the negative impact that transforming Baltimore's Housing Choice Voucher program from a voluntary housing provider participation program under Federal law to a City-wide mandatory one will have on our industry.

This council must balance the many onerous requirements of the HCV federally subsidized housing program which is accompanied by the uncertainty found in government run housing programs with rental housing provider's needs to respond to market forces in order to maintain decent, affordable housing to both voucher holders and market rate tenants alike.

MMHA's proposed amendments achieve this balance. We urge you to add them to CB 18-308.

Respectfully Submitted;

Aaron Greenfield, Esq.,
VP of Government Affairs

Katherine Kelly Howard, Esq.
Legislative Committee CoChair

cc: Kristerfer Burnett
Bill Henry
Shannon Sneed
Zeke Cohen
Ryan Dorsey
Staff: Richard Krummerich

Kathy K. Howard

From: Kathy K. Howard
Sent: Monday, January 21, 2019 3:13 PM
To: Kathy K. Howard
Subject: FW: [EXTERNAL]RE: Government Shutdown

From: Alston, Corliss "Deputy Chief for HCVP" <Corliss.Alston@habc.org>
Sent: Wednesday, January 16, 2019 3:59 PM
To: Adam Skolnik <askolnik@mmhaonline.org>; Marsha Parham-Green <mparham-green@baltimorecountymd.gov>
Cc: Aaron Greenfield <agreenfield@mmhaonline.org>; Kathy Howard <khoward@regionalmgmt.com>
Subject: RE: [EXTERNAL]RE: Government Shutdown

HABC February Hap will be disbursed on time.

Corliss Alston

*Deputy Chief Housing Choice Voucher Program
Housing Choice Voucher Program
1225 W. Pratt Street,
Baltimore MD 21223
(443) 984-2218
Corliss.Alston@habc.org*



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Please consider the environment before printing this e-mail.

From: Adam Skolnik <askolnik@mmhaonline.org>
Sent: Wednesday, January 16, 2019 11:11 AM
To: Marsha Parham-Green <mparham-green@baltimorecountymd.gov>
Cc: Alston, Corliss "Deputy Chief for HCVP" <Corliss.Alston@habc.org>; Aaron Greenfield <agreenfield@mmhaonline.org>; Kathy Howard <khoward@regionalmgmt.com>
Subject: [EXTERNAL]RE: Government Shutdown

Got it thanks

"Are you doing business with an MMHA member? You should be!"

Adam Skolnik, CPM
Executive Director
The Maryland Multi-Housing Association
11155 Dolfield Blvd Suite 200
Owings Mills, Md. 21117
410-825-6868 Main
410-413-1544 Direct
410-825-2572 fax

From: Marsha Parham-Green [<mailto:mparham-green@baltimorecountymd.gov>]
Sent: Wednesday, January 16, 2019 11:10 AM
To: Adam Skolnik
Cc: corliss.alston@habc.org; Aaron Greenfield; Kathy Howard
Subject: Re: Government Shutdown

We are expecting funds for February but no information is available on March payments

Marsha J Parham-Green
Sent from my iPhone

On Jan 16, 2019, at 7:57 AM, Adam Skolnik <askolnik@mmhaonline.org> wrote:

Will the shutdown impact payments to rental housing providers?

"Are you doing business with an MMHA member? You should be!"

Adam Skolnik, CPM
Executive Director
The Maryland Multi-Housing Association
11155 Dolfield Blvd Suite 200
Owings Mills, Md. 21117
410-825 6868 Main
410-413-1544 Direct
410-825-2572 fax



CONNECT WITH BALTIMORE COUNTY



www.baltimorecountymd.gov

Kathy K. Howard

From: Kathy K. Howard
Sent: Tuesday, January 22, 2019 10:29 AM
To: Kathy K. Howard
Subject: FW: HUD and the shutdown

From: Greg Brown [<mailto:GBrown@naahq.org>]
Sent: Tuesday, January 22, 2019 9:57 AM
To: Adam Skolnik; Aaron Greenfield; Jessie Keller
Subject: RE: HUD and the shutdown

Yes. The word is that February payments from the feds could be in doubt, although some PHAs (e.g. DC) are committing other funds for 60-90 days to cover the feds portion.

Gregory S. Brown

Senior Vice President, Government Affairs



National Apartment Association
4300 Wilson Blvd., Ste. 800, Arlington, VA 22203
t: 703-797-0615 | f: 703-248-9440
greg@naahq.org | www.naahq.org

From: Adam Skolnik <askolnik@mmhaonline.org>
Sent: Tuesday, January 22, 2019 9:53 AM
To: Greg Brown <GBrown@naahq.org>; Aaron Greenfield <agreenfield@mmhaonline.org>; Jessie Keller <jkeller@mmhaonline.org>
Subject: HUD and the shutdown

Is the "normal" section 8 voucher funding affected by the shutdown?

"Are you doing business with an MMHA member? You should be!"

Adam Skolnik, CPM
Executive Director
The Maryland Multi-Housing Association
11155 Dolfield Blvd Suite 200
Owings Mills, Md. 21117
410-825-6868 Main
410-413-1544 Direct

Baltimore asking landlords for leniency with federal employees affected by shutdown



Liz Bowie Contact Reporter The Baltimore Sun

Baltimore's Housing Authority is asking landlords who take part in a voucher program to be lenient with their clients who haven't been paid during the federal government shutdown.

Under the Housing Choice Voucher program, the tenants pay about 30 percent of their income in rent and the Housing Authority pays the remainder of the rent for the apartment.

Landlords will continue to receive the Housing Authority's portion of the rent, but is asking that landlords understand that federal workers without paychecks may have trouble paying their share.

"We have 162 federal employees living in homes being supported by our voucher program. They have enough stresses on their lives right now without fearing they will be evicted," said Housing Authority Executive Director Janet Abrahams in a statement. "We are planning to ask these property owners to show compassion."

The 64 federal employees living in public housing will not face eviction for being unable to pay rent during the shutdown, officials said in a press release.

Austin, Natawna B.

From: Huber, Michael
Sent: Wednesday, December 12, 2018 12:48 PM
To: Davis, Lester; Handy, Myles; Krummerich, Richard; Austin, Natawna B.
Cc: Bullock, John; Dorsey, Ryan
Subject: RE: REALTORS Oppose the Source of Income Bill

Please make sure they all get to Natawna and Richard Krummerich.

Thanks,

Michael

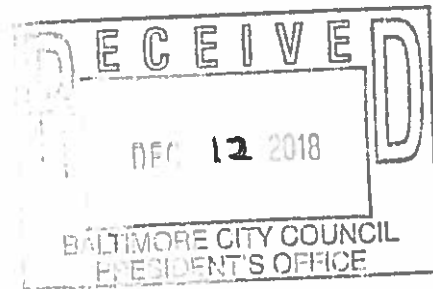
Protecting Communities
Creating Jobs
Strengthening Accountability
Investing in Youth
MICHAEL G. HUBER
Director of Legislative Affairs
Office of City Council President Bernard C. "Jack" Young
100 Holliday Street, Room 400, Baltimore, MD 21202
Cell: 443-474-3093 Office: 410-396-4699 Fax: 410-539-0647
Email: michael.huber@baltimorecity.gov
Website: www.baltimorecitycouncil.com
Twitter Facebook Subscribe to Jack's Journal

-----Original Message-----

From: Davis, Lester
Sent: Wednesday, December 12, 2018 12:16 PM
To: Huber, Michael <Michael.Huber@baltimorecity.gov>
Subject: FW: REALTORS Oppose the Source of Income Bill

FYI

Protecting Communities
Creating Jobs
Strengthening Accountability
Investing in Youth
LESTER DAVIS
Deputy Chief of Staff
Director, Office of Policy & Communications Office of City Council President Bernard C. "Jack" Young
100 Holliday Street, Room 400, Baltimore, MD 21202
Office: 410-396-4804 Cellular: 443-835-0784 Fax: 410-539-0647
Email: lester.davis@baltimorecity.gov
Website: www.baltimorecitycouncil.com



-----Original Message-----

From: City Council President
Sent: Friday, December 07, 2018 1:37 PM
To: Davis, Lester
Subject: FW: REALTORS Oppose the Source of Income Bill

Lester,

Just as an FYI we have a received a good number of these messages in the inbox over the past couple of days.

Myles

-----Original Message-----

From: Caitlin Regan [mailto:caitlin@keygroupmd.com]
Sent: Friday, December 07, 2018 12:38 PM
To: City Council President
Subject: REALTORS Oppose the Source of Income Bill

Dear Council President Young,

As a REALTOR and a member of the Greater Baltimore Board of REALTORS, I oppose the proposed Baltimore City Source of Income bill at the highest level. Source of Income is not about income or discrimination.

I oppose the bill for the following reasons:

A. Saying that this Bill is about preventing pre-textual discrimination against families with children or people with disabilities is a red herring.

- All Responsible landlords accept any form of legal income including SSI, alimony, and child support.

B. This Bill by calling a Section 8 Voucher "income" is ONLY about forcing all Landlords to accept Section 8 vouchers even though The Federal Government's Section 8 Voucher program is voluntary, BUT:

- A voucher is NOT income.
- You can't buy a bus pass with a voucher, you can't buy a car with a voucher, you can't buy a candy bar with a voucher, and you don't report a voucher on your income tax return.
- A voucher can only be used for one thing- housing.
- But a tenant can't just walk in and hand the landlord a voucher and say "I want to rent an apartment here's my voucher" - The tenant never touches the Voucher, it's not money that they control.
- The Federal Government controls the vouchers including how much the voucher is going to be for, how the landlord gets paid and what the Landlord has to do in order to get the rent from the Government.

C. So deciding whether to take vouchers and do business with the Federal Government is not about discrimination because of who tenants are or about anything like income it's a pure business decision. That's why the Federal program is voluntary.

- We don't force doctors to take Medicaid.

- We don't force grocery stores to take SNAP cards.
- We don't define either of those government benefits as "income" and we don't accuse Doctors and grocery stores of illegal Discrimination when they don't accept those payments.

D. Why would a Landlord not take vouchers- because Government imposed business practices take away the Landlord 's control over the financial conduct of his business

- Landlord has to sign a contract with the Government that takes precedence over his lease where there are conflicts, such as allowing tenants to run businesses from their apartments.
- Additional inspection requirements.
- Government controls approval of rent increases and security deposits.
- Government controls if the tenant remains eligible of the voucher.

Sincerely,

Caitlin Regan
1359 Andre St
Baltimore, MD 21230
caitlin@keygroupmd.com

CITY OF BALTIMORE

CATHERINE E. PUGH, Mayor

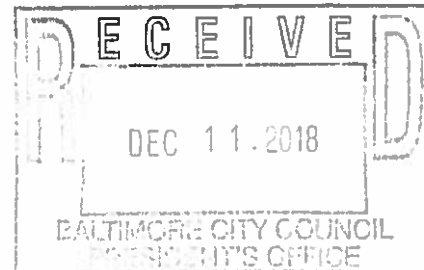


OFFICE OF CIVIL RIGHTS AND
WAGE ENFORCEMENT
COMMUNITY RELATIONS COMMISSION

DARNELL E. INGRAM, Director
7 E. Redwood Street, 9th Floor
Baltimore, Maryland 21202

December 11, 2018

The Honorable President and Members
Of the Baltimore City Council
Attn: Natawna B. Austin, Executive Secretary
Room 409, City Hall, 100 N. Holliday Street
Baltimore, Maryland 21202



Re: City Council Bill 18-0308 – Community Relations
Housing Discrimination-Source of Income

Dear President and City Council Members:

Baltimore City's Office of Civil Rights and Wage Enforcement (OCRWE) has reviewed City Council Bill 18-0308. This bill seeks to amend Article 4 of the Baltimore City Code by adding a prohibition against unlawful discriminatory housing practices based on source of income (e.g., government or private assistance, rental housing program, vouchers, etc.). Given OCRWE is generally tasked with investigating and enforcing unlawful discriminatory practices in the city, this amendment continues in that work by ensuring equity for all to eradicate discrimination in housing based on source of income. Therefore, OCRWE enthusiastically supports this bill.

Arguably, the right to affordable housing is an inalienable right. This right goes to the personhood, dignity, privacy, physical security, and security of tenure (i.e., the right to reside in a place).¹ To secure that right, it requires community commitment and an effective government.² And this amendment does just that.

First, the use of vouchers or other monetary assistance programs for housing is an effective government strategy. Housing vouchers sharply reduce homelessness and other hardships.³ In addition, vouchers for homeless families cut foster care placements (which are often triggered by parents' inability to afford suitable housing) by more than half, reduce moves from one school to another, and cut rates of alcohol dependence, psychological distress, and domestic violence victimization among the adults with whom the children live.⁴ Secondly, the enactment and enforcement of this bill ensures that the community is committed to the cause of affordable

¹ Kristen D. Adams, Esq., *Do We Need a Right to Housing?*, Nevada Law Journal, vol. 9, no. 2, 2009, pg. 289-290, 292.

² *Id.* At 297.

³ Center on Budget and Policy Priorities, *Housing Choice Voucher Program: Oversight and Review of Legislative Proposals*, <https://www.cbpp.org/housing/housing-choice-voucher-program-oversight-and-review-of-legislative-proposals>. (December 10, 2018).

⁴ *Id.*

Fav w/ comments

housing. This community commitment is ensured by the enforcement practices that Article 4 provides, which is a deterrence. Consequently, City Council Bill 18-0308 should pass to ensure that Baltimore residents' right to personhood, dignity, privacy, physical security, and security of tenure is safeguarded.

As OCRWE, Community Relations Commission, and other government agencies gather more metrics relating to source of income discrimination in Baltimore City, preliminary statistics reveal that a significant number of families that receive housing assistance have relocated from Baltimore City to other counties, which prohibit source of income discrimination.⁵ It has been noted by some data collectors that a possible reasons for these relocations are the success rate in which voucher holders are able to utilize their vouchers to live in the housing they choose without being ostracized. This is termed the "voucher success rate." Notably, the Howard County Housing Commission reports that its voucher success rate is over 90%, but in Baltimore, our success rate is around 50%.⁶ This means that only half of voucher holders in Baltimore are successful in renting the housing of their choice. The Howard County Housing Commission indicated (based on the statistics available before and after the passage of their source of income legislation) that much of their success is due to their anti-discrimination ordinance.⁷ Similarly, Bill 18-0308 should increase Baltimore City's voucher success rate, thereby, safeguarding equitable housing rights for all.

According to HUD, persons most effected by source of income discrimination are single mothers, particularly, Black and Hispanic mothers, and disabled persons are a close second.⁸ Thus, discrimination based on source of income has an intersectional disproportionate impact on individuals due to their race, national origin, familial status and disability, which invokes the Fair Housing Act. With the rapid increase in housing development taking place in Baltimore City, and the potential lack of affordable and subsidized housing being set aside in these development projects, providing individuals an opportunity to live in housing of their choice, regardless of their source of income, is important to ensure that they participate in Baltimore's growth in which all residents have a right to reside.

Whether the government is footing the bill for, or an individual is paying for, his or her rent, no landlords in Baltimore City should have the will to turn a person away based on his or her source

⁵ See data gathered by the Department of Housing and Urban Development (HUD), the Baltimore Regional Housing Partnership, the Howard County Housing Commission, the Howard County Office of Human Rights, and the Montgomery County Office of Human Rights

⁶ Study on Section 8 Voucher Success Rates: Volume 1 Quantitative Study of Success Rates in Metropolitan Areas. U.S. Department of Housing and Urban Development Office of Policy Development and Research. (December 06, 2018).

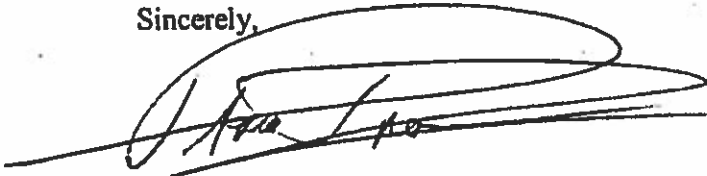
⁷ Information provided via email by Peter Engel, Howard County Housing Commission. (December 06, 2018).

⁸ Center on Budget and Policy Priorities: Understanding Housing Voucher Utilization and Success Rates, <http://nhlp.org/files/01%20Voucher%20Utilization%20Presentation.pdf>. (December 10, 2018).

**City Council Bill 18-0308
Community Relations-Housing Discrimination-Source of Income
Page 3**

of income. Not in the south, north, east or west of Baltimore City. Therefore, allowing our residents to experience personhood and equity within the city limits of Baltimore is essential, and this Bill protects that right. And so, OCRWE supports the passing of City Council Bill 18-0308.

Sincerely,

A handwritten signature in black ink, appearing to read "D. Ingram", is written over a large, loopy scribble that obscures the underlying text.

**Darnell E. Ingram, Director
Office of Civil Rights and Wage Enforcement**

**cc: Mr. Myron Banks, Mayor's Office of Government Relations
Ms. Karen Stokes, Mayor's Office of Government Relations
Kyron Banks, Mayor's Legislative Liaison
Andre Davis, City Solicitor of Baltimore City
Raemond Parrot, Deputy Director of OCRWE**

CITY OF BALTIMORE

CATHERINE E. PUGH, Mayor



DEPARTMENT OF LAW

ANDRE M. DAVIS, CITY SOLICITOR
100 N. Holliday Street
Suite 101, City Hall
Baltimore, Maryland 21202

December 10, 2018

The Honorable President and Members
of the Baltimore City Council
Attn: Natawna B. Austin, Executive Secretary
Room 409, City Hall
100 N. Holliday Street
Baltimore, Maryland 21202

Re: City Council Bill 18-0308 – Community Relations-Housing Discrimination Source of
Income

Dear President and City Council Members:

The Law Department has reviewed City Council Bill 18-0308 for form and legal sufficiency. The bill would prohibit, as unlawful discriminatory housing practices, certain practices based on source of income. The bill defines “source of income” as any lawful source of money paid, directly or indirectly, to a renter or buyer of housing including income from a lawful job, any government or private assistance grant, loan or assistance program or gift, inheritance, pension.

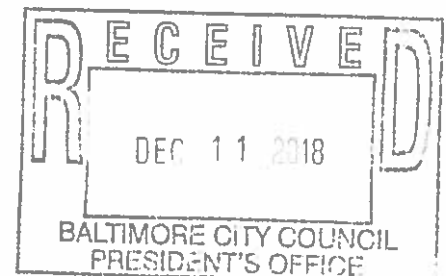
Source of income housing discrimination protection laws have been enacted across the country. In Maryland, Montgomery County, Howard County and Frederick County have enacted such laws as well as the District of Columbia. There have been challenges to some state and local source of income discrimination laws including Montgomery County’s law. See *Mont. Co. v. Glenmont Hills Assoc.*, 402 Md. 250 (2007). The primary principle upon which these laws have been challenged is preemption by federal law. In most, if not all, of these cases, the laws have been upheld., including Montgomery County’s law.

Given the decision of the Maryland court in the Montgomery Co. and the nature of the City’s proposed law, it is likely to withstand challenge should that occur. Accordingly, the Law Department approves the bill for form and legal sufficiency.

Sincerely,

Elena R. DiPietro

Elena R. DiPietro
Chief Solicitor
Division Chief



F

**cc: Andre M. Davis, City Solicitor
Karen Stokes, Director, Mayor's Office of Government Relations
Kyron Banks, Mayor's Legislative Liaison
Ashlea Brown, Assistant Solicitor
Hilary Ruley, Chief Solicitor
Victor Tervalá, Chief Solicitor**

Joseph L. Smith
Chairman, Board of Commissioners

Janet Abrahams
Executive Director



MEMORANDUM

To: The Honorable President and Members of the Baltimore City Council
c/o Natawna Austin, Executive Secretary

From: Janet Abrahams, Executive Director

A handwritten signature in black ink, appearing to read 'Janet Abrahams', written over the 'From' line.

Date: December 10, 2018

Re: City Council Bill 18-308, Community Relations – Housing Discrimination – Source of Income

The Housing Authority of Baltimore City (HABC) has reviewed City Council Bill 18-0308, for the purpose of prohibiting, as unlawful discriminatory housing practices, certain practices based on source of income; defining certain terms; clarifying and confirming related provisions; and generally related to community relations and discriminatory practices.

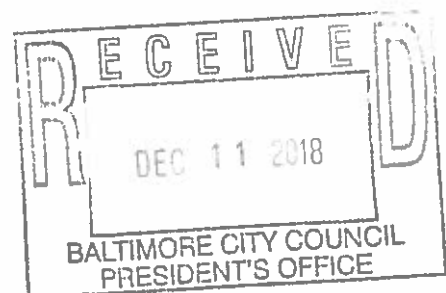
If enacted, this bill will make it unlawful for landlords to discriminate against tenants based on their source of income. HABC supports the passage of City Council Bill 18-0308.

While HABC acknowledges the importance of protecting tenants in Baltimore City from discrimination based on their source of income, it also recognizes that tenants often search for housing on a regional basis. In order to protect tenants throughout Maryland from said discrimination, HABC believes that similar legislation should be pursued at the state level. HABC strongly supports City Council Bill 18-0117R, Request for State Action – Prohibiting Source of Income Discrimination in Housing, for the purpose of requesting that the Maryland General Assembly add “source of income” to Maryland’s fair housing law and thus prohibit source of income discrimination in housing.

JA:jd


cc: Kyron Banks, *Mayor's Office of Government Relations*

A small handwritten mark or signature, possibly initials, located below the 'cc' line.



Housing Authority of Baltimore City | 417 East Fayette Street, Baltimore, MD 21202

☐ 410.396.3232 ☐ www.HABC.baltimorehousing.org TWITTER Facebook ▶ @BmoreHabc

FROM	NAME & TITLE	Robert Cennamo, Budget Director <i>RC for</i>	CITY of BALTIMORE MEMO	
	AGENCY NAME & ADDRESS	Department of Finance Room 454, City Hall (410) 396-4940		
	SUBJECT	City Council Bill #18-0308 Housing Discrimination based on Source of Income		

DATE:

TO

The Honorable President and
Members of the City Council
Room 400, City Hall

December 7, 2018

The Department of Finance is herein reporting on City Council Bill #18-0308, introduced for the purpose of amending Article 4, Subtitle 1 by adding language prohibiting, as unlawful discriminatory housing practices, certain practices based on source of income, defining certain terms, clarifying and confirming related provisions, and generally related to community relations and discriminatory practices.

Impact/ Analysis

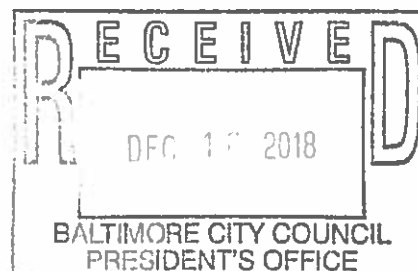
Currently, it is legal for landlords to discriminate against rental applicants based on source of income. The intent of this ordinance is to protect Section 8 applicants from source of income discrimination. This ordinance provides additional protections by amending the definitions of *Discrimination* and *Restrictive covenant* to include source of income.

There is no foreseeable fiscal impact to the City's budget.

Conclusion

The Bureau for Budget and Management does not object to City Council 18-0308.

cc: Kyron Banks



Does not object

The Baltimore City Department of
HOUSING & COMMUNITY
DEVELOPMENT

MEMORANDUM

To: The Honorable President and Members of the Baltimore City Council
c/o Natawna Austin, Executive Secretary

From: Michael Braverman, Housing Commissioner *MB*

Date: December 7, 2018

Re: City Council Bill 18-308, Community Relations – Housing Discrimination – Source of Income

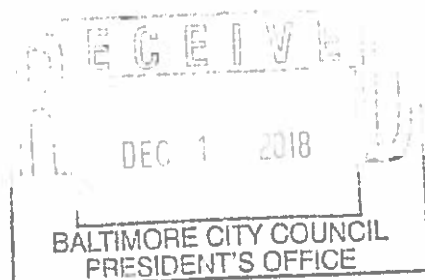
The Department of Housing and Community Development (HCD) has reviewed City Council Bill 18-0308, for the purpose of prohibiting, as unlawful discriminatory housing practices, certain practices based on source of income; defining certain terms; clarifying and confirming related provisions; and generally related to community relations and discriminatory practices.

If enacted, this bill will make it unlawful for landlords to discriminate against tenants based on their source of income. HCD supports the passage of City Council Bill 18-0308.

While HCD recognizes the importance of protecting tenants in Baltimore City from discrimination based on their source of income, tenants often search for housing on a regional basis. In order to protect tenants throughout the region from said discrimination, HCD believes that similar legislation must also be passed at the state level. HCD strongly supports City Council Bill 18-0117R, Request for State Action – Prohibiting Source of Income Discrimination in Housing, for the purpose of requesting that the Maryland General Assembly add “source of income” to Maryland’s fair housing law and thus prohibit source of income discrimination in housing.

MB:td

cc: Mr. Kyron Banks, *Mayor's Office of Government Relations*



CALL TO ORDER

INTRODUCTIONS

ATTENDANCE

- Present** 6 - Member John T. Bullock, Member Isaac "Yitzy" Schleifer, Member Bill Henry, Member Shannon Sneed, Member Zeke Cohen, and Member Ryan Dorsey
- Absent** 1 - Member Kristerfer Burnett

ITEMS SCHEDULED FOR VOTING SESSIONS

18-0308

Community Relations ~ Housing Discrimination - Source of Income

For the purpose of prohibiting, as unlawful discriminatory housing practices, certain practices based on source of income; defining certain terms; clarifying and conforming related provisions; and generally related to community relations and discriminatory practices.

Sponsors: Ryan Dorsey, Kristerfer Burnett, Bill Henry, Brandon M. Scott, Leon F. Pinkett, III, Zeke Cohen, Shannon Sneed, Sharon Green Middleton, John T. Bullock, Mary Pat Clarke, Robert Stokes, Sr.

A motion was made by Member Dorsey, seconded by Member Cohen, that this Ordinance be Recommended Favorably. The motion carried by the following vote:

- Yes:** 5 - Member Bullock, Member Henry, Member Sneed, Member Cohen, and Member Dorsey
- Abstain, COI:** 1 - Member "Yitzy" Schleifer
- Absent:** 1 - Member Burnett

ADJOURNMENT

THIS MEETING IS OPEN TO THE PUBLIC

CALL TO ORDER

INTRODUCTIONS

ATTENDANCE

Present 7 - Member John T. Bullock, Member Isaac "Yitzy" Schleifer, Member Kristerfer Burnett, Member Bill Henry, Member Shannon Sneed, Member Zeke Cohen, and Member Ryan Dorsey

ITEMS SCHEDULED FOR PUBLIC HEARING

18-0308

Community Relations - Housing Discrimination - Source of Income

For the purpose of prohibiting, as unlawful discriminatory housing practices, certain practices based on source of income; defining certain terms; clarifying and conforming related provisions; and generally related to community relations and discriminatory practices.

Sponsors: Ryan Dorsey, Kristerfer Burnett, Bill Henry, Brandon M. Scott, Leon F. Pinkett, III, Zeke Cohen, Shannon Sneed, Sharon Green Middleton, John T. Bullock, Mary Pat Clarke, Robert Stokes, Sr.

The chair took testimony and continued the hearing to a later date.

ADJOURNMENT

THIS MEETING IS OPEN TO THE PUBLIC

CITY OF BALTIMORE

CATHERINE E. PUGH, Mayor



OFFICE OF COUNCIL SERVICES

LARRY F. GREENE, Director
415 City Hall, 100 N. Holliday Street
Baltimore, Maryland 21202
410-396-7215 / Fax: 410-545-7596
email: larry.greene@baltimorecity.gov

HEARING NOTES

Bill: CC 18-0308

Ordinance – Community Relations – Housing Discrimination – Source of Income

Committee: Housing and Urban Affairs
Chaired By: Councilmember John Bullock

Hearing Date: December 11, 2018
Time (Beginning): 3:15 PM
Time (Ending): 5:00 PM
Location: Clarence "Du" Burns Chamber
Total Attendance: 93
Committee Members in Attendance:
John Bullock Ryan Dorsey
Isaac "Yitzy" Schleifer Bill Henry
Kristerfer Burnett
Sharon Sneed
Zeke Cohen

Bill Synopsis in the file? [X] yes [] no [] n/a
Attendance sheet in the file? [X] yes [] no [] n/a
Agency reports read? [X] yes [] no [] n/a
Hearing televised or audio-digitally recorded? [] yes [] no [X] n/a
Certification of advertising/posting notices in the file? [] yes [] no [X] n/a
Evidence of notification to property owners? [] yes [] no [X] n/a
Final vote taken at this hearing? [] yes [X] no [] n/a
Motioned by: Councilmember
Seconded by: Councilmember
Final Vote:

Major Speakers

(This is not an attendance record.)

- Peter Clyborg - Housing Advocate

- Councilmember Ryan Dorsey (D.3rd)

• Katherine Kelly Howard

- Attorney for Rental housing

Major Issues Discussed

1. The 3 PM Hearing continued.
2. The Chair called this Bill for Hearing and recognized Councilmember Dorsey who stated he introduced this legislation in order to allow greater opportunities for low income residents to live in diverse neighborhoods.
3. Housing advocates testified that requiring landlords to accept Section 8 vouchers will help alleviate the cramming of the poor in a few neighborhoods.
4. Property owners oppose the Bill because the Federal Government places requirements on landlords receiving vouchers that are too cumbersome to comply with.
5. The Chair continued the Hearing to a later date in order to allow for the preparation of Amendments.

Further Study

Was further study requested?

Yes No

If yes, describe.

Committee Vote:

- J. Bullock:.....
- I. Schleifer:
- K. Burnett:.....
- S. Sneed:.....
- Z. Cohen:.....
- R. Dorsey:.....
- B. Henry :
- :.....
- :.....
- :.....
- :.....
- :.....

Richard G. Krummerich, Committee Staff

Date: 12-12-18

cc: Bill File
OCS Chrono File



CITY OF BALTIMORE CITY COUNCIL HEARING ATTENDANCE RECORD

Committee: * Housing and Urban Affairs

Chairperson: * John Bullock

Date: December 11, 2018

Time: 3:15 PM

Place: * Council Chambers

Subject: * - Ordinance - Community Relations - Housing Discrimination - Source of Income

CC Bill Number 18-0308

PLEASE PRINT

IF YOU WANT TO TESTIFY PLEASE CHECK HERE



FIRST NAME	LAST NAME	ST. #	ADDRESS/ORGANIZATION NAME	ZIP	EMAIL ADDRESS	TESTIFY	FOR	AGAINST	YES	NO
John	Doe	100	North Charles Street	21202	Johndoenbmore@yahoo.com	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Barbara	JF		Frankford IND IND	21206	FINA 21206@yahoo.com	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Gladine	Harvey		Frankford IMP	21206	Peede 471@verizon.net	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ADA ROSENBERG	Greenfield		MMHA	21117	Greenfield@mmhonor.org	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Ava	Greenfield		MMHA	21117	Greenfield@mmhonor.org	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Amy	Macht		Regional Management Inc	21202	a.macht@regionalmgmt.com	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Katherine Kelly	Howard		Legislative Committee Chair MMHT/AMI - General Counsel Knowledge regional mgmt			<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Bryan	Bleiman		218 W Madison Street		Bryan - a - coleman@yahoo.com	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
FERR	CARBOIC		BHP	21201	PCIMBOIC@BHP.ORG	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Reymon	Loubder		Frankford			<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
WABR	WALTERS		FRANKLIN COURT	21201	51x - RAVENS@HOTMAIL.COM	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

(* NOTE: IF YOU ARE COMPENSATED OR INCUR EXPENSES IN CONNECTION WITH THIS BILL, YOU MAY BE REQUIRED BY LAW TO REGISTER WITH THE CITY ETHICS BOARD. REGISTRATION IS A SIMPLE PROCESS. FOR INFORMATION AND FORMS, CALL OR WRITE: BALTIMORE CITY BOARD OF ETHICS, C/O DEPARTMENT OF LEGISLATIVE REFERENCE, 626 CITY HALL, BALTIMORE, MD 21202. TEL: 410-396-4730; FAX: 410-396-8483.



The first part of the document is a list of names and titles, including:

 1. Mr. J. H. ...

 2. Mr. ...

 3. Mr. ...

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**CITY OF BALTIMORE
CITY COUNCIL HEARING ATTENDANCE RECORD**

Committee: * Housing and Urban Affairs

Chairperson: * John Bullock

Date: December 11, 2018

Time: 3:15 PM

Place: * Council Chambers

Subject: * - Ordinance - Community Relations - Housing Discrimination - Source of Income

CC Bill Number 18-0308

PLEASE PRINT

IF YOU WANT TO TESTIFY PLEASE CHECK HERE



FIRST NAME	LAST NAME	ST. #	ADDRESS/ORGANIZATION NAME	ZIP	EMAIL ADDRESS	TESTIFY	FOR	AGAINST	YES	NO	WHAT IS YOUR POSITION ON THIS BILL?	LOBBYIST: ARE YOU REGISTERED IN/THE CITY (*)
John	Doe	100	North Charles Street	21202	John.doe@baltimore.com	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		<input type="checkbox"/>
✓ Matt	Garceno	1703	Alicia St	21231	mtgarceno@gmail.com	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		<input type="checkbox"/>
✓ Ben	Frederick		Grader Baltimore Board			<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		<input type="checkbox"/>
✓ Melissa	Evans		Grader Baltimore Board of Realtors			<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		<input type="checkbox"/>
Anna	Davis	120	Forest St	21202	jean.davis@cast.net	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		<input type="checkbox"/>
✓ Jesse	Greyn	120	N Forest St	21202	jean.davis@cast.net	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		<input type="checkbox"/>
✓ Lisa	Hendrix-Shovlin		Health Care for the Homeless	21202	ehendrix@hchwd.org	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		<input type="checkbox"/>
✓ Donnell	Ingram		Office of Gail Kishits		donnell.ingram@baltimorecity.gov	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		<input type="checkbox"/>
Michelle	Smith					<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		<input type="checkbox"/>
✓ Tina	Burnie		EMdiv			<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		<input type="checkbox"/>
✓ JMS	Burnie		EMdiv			<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		<input type="checkbox"/>

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**CITY OF BALTIMORE
CITY COUNCIL HEARING ATTENDANCE RECORD**

Committee: * Housing and Urban Affairs

Chairperson: * John Bullock

Date: December 11, 2018

Time: 3:15 PM

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Subject: * - Ordinance - Community Relations - Housing Discrimination - Source of Income

CC Bill Number 18-0308

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FIRST NAME	LAST NAME	ST. #	ADDRESS/ORGANIZATION NAME	ZIP	EMAIL ADDRESS	TESTIFY	FOR	AGAINST	YES	NO
John	Doe	100	North Charles Street	21202	Johndoebmore@yahoo.com	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
John	Havie		4425 Eastman Ave	21217	JohnHavie@baltimore.com	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Brook	Reich		CR of Maryland	21216	brook@crofmaryland.com	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Catherine	Preziosi		3116 Sunnyside Place	21214	C2preziosi@yahoo.com	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Stavrum	Dann		1232 N. Calvert St 47	21202	stavrum-dann@yahoo.com	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Grossi	Fredman		CPHA			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Andrew	Rogers		self	21224	jonand@comcast.net	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Joseph	Daniyal		self	21206	jdaniyal@yahoo.com	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Heather	Catherine		self			<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ysa	Harris		NARP	21218		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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John Greenfield



**CITY OF BALTIMORE
CITY COUNCIL HEARING ATTENDANCE RECORD**

Committee: * Housing and Urban Affairs

Chairperson: * John Bullock

Date: December 11, 2018

Time: 3:15 PM

Place: * Council Chambers

Subject: * - Ordinance - Community Relations - Housing Discrimination - Source of Income

CC Bill Number 18-0308

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FIRST NAME	LAST NAME	ST. #	ADDRESS/ORGANIZATION NAME	ZIP	EMAIL ADDRESS	TESTIFY	FOR	AGAINST	YES	NO
John	Doe	100	North Charles Street	21202	Johndoenbmore@yahoo.com	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
✓ Mrs	✓ Burns	901	Druid Baylake Dr	21217		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
✓ Lucienne	✓ Parsley	1500	Union Ave Ste 2000	21211	lucieneparsley@gmail.com	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
✓ Deborah	✓ Terrence		960 Fall St # 514	21231	dsterrence@hotmail.com	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
✓ Rita	✓ Cruz		French Dev / Town Mt	21224		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
✓ Jim	✓ Fierock		4995.8000 Baltimore			<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
✓ Jonathan	✓ Stern		Stern Properties	21218	jon@sternprop.com	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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City of Baltimore

City Council
City Hall, Room 408
100 North Holliday Street
Baltimore, Maryland
21202

Meeting Agenda - Final

Housing and Urban Affairs Committee

Tuesday, December 11, 2018

3:15 PM

Du Burns Council Chamber, 4th floor, City Hall

18-0308

CALL TO ORDER

INTRODUCTIONS

ATTENDANCE

ITEMS SCHEDULED FOR PUBLIC HEARING

18-0308

Community Relations - Housing Discrimination - Source of Income

For the purpose of prohibiting, as unlawful discriminatory housing practices, certain practices based on source of income; defining certain terms; clarifying and conforming related provisions; and generally related to community relations and discriminatory practices.

ADJOURNMENT

THIS MEETING IS OPEN TO THE PUBLIC

CITY OF BALTIMORE

CATHERINE E. PUGH, Mayor



OFFICE OF COUNCIL SERVICES

LARRY E. GREENE, Director
415 City Hall, 100 N. Holliday Street
Baltimore, Maryland 21202
410-396-7215 / Fax: 410-545-7596
email: larry.greene@baltimorecity.gov

BILL SYNOPSIS

Committee: Housing and Urban Affairs

Bill CC 18- 0308

Ordinance – Community Relations – Housing Discrimination – Source of Income

*Sponsor: Councilmember Dorsey**

Introduced: December 3, 2018

Purpose:

For the purpose of prohibiting, as unlawful discriminatory housing practices, certain practices based on source of income; defining certain terms; clarifying and conforming related provisions; and generally related to community relations and discriminatory practices.

Effective: 30 days after enactment

Hearing Date/Time/Location: December 11, 2018 at 3:15 PM in the Council Chambers

Agency Reports

Housing Authority
City Solicitor
Department of Housing and Community Development
Office of Civil Rights
Finance

Analysis

Current Law

Article 4 Section et.seq. of the Baltimore Code regulates the sale and rental of housing in Baltimore city and generally outlaws certain forms of unfair discrimination.

Background

In recent years applicants for rental housing have complained that they have been denied opportunities for housing because they receive assistance from various sources. This assistance can include vouchers from Federal Housing Agencies and private charitable organizations. Even when the applicant is able to meet all financial obligations, some landlords refuse to accept these forms of payment.

Many jurisdictions have found this practice unacceptable as it leads to concentrating poverty and racial segregation. A growing number of jurisdictions have outlawed these practices.

CC 18-0308 amends the Community Relations Act to outlaw denying housing opportunities because the means of payment are from lawful employment, government assistance, Low Income Housing Assistance Grants, alimony, pensions, child support or other legal means.

Additional Information

Fiscal Note: Not Available

Information Source(s): Bill File

Analysis by: Richard G. Krummerich *RK* Direct Inquiries to: 410-396-1266
Analysis Date: 12-07-18

**CITY OF BALTIMORE
COUNCIL BILL 18-0308
(First Reader)**

Introduced by: Councilmembers Dorsey, Burnett, Henry, Scott, Pinkett, Cohen, Sneed,
Middleton, Bullock, Clarke, Stokes

Introduced and read first time: December 3, 2018

Assigned to: Housing and Urban Affairs Committee

REFERRED TO THE FOLLOWING AGENCIES: City Solicitor, Department of Housing and Community
Development, Housing Authority Board of Baltimore City, Baltimore City Office of Civil Rights
and Wage Enforcement, Department of Finance

A BILL ENTITLED

1 AN ORDINANCE concerning

2 **Community Relations – Housing Discrimination – Source of Income**

3 FOR the purpose of prohibiting, as unlawful discriminatory housing practices, certain practices
4 based on source of income; defining certain terms; clarifying and conforming related
5 provisions; and generally related to community relations and discriminatory practices.

6 BY repealing and reordaining, with amendments

7 Article 4 - Community Relations
8 Sections 1-1(f)(1), 1-1(v), and 3-5(a) and (c)
9 Baltimore City Code
10 (Edition 2000)

11 BY adding

12 Article 4 - Community Relations
13 Section 1-1(x)
14 Baltimore City Code
15 (Edition 2000)

16 BY repealing and reordaining, without amendments

17 Article 4 - Community Relations
18 Sections 3-5(f)
19 Baltimore City Code
20 (Edition 2000)

21 **SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE,** That the
22 Laws of Baltimore City read as follows:

23 **Baltimore City Code**

24 **Article 4. Community Relations**

25 **Subtitle 1. Definitions; General Provisions**

EXPLANATION: CAPITALS indicate matter added to existing law.
[Brackets] indicate matter deleted from existing law.

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1 sexual orientation, [or] gender identity or expression, OR SOURCE OF INCOME, for any
2 person having the right to sell, rent, lease, control, construct, or manage any dwelling
3 constructed or to be constructed, or for any employee of such a person:

4 (1) to refuse to negotiate for the sale or rental or to refuse to sell or rent or otherwise
5 deny to or withhold any dwelling from any person;

6 (2) to discriminate against any person in the terms, conditions, or privileges of the
7 sale or rental of any dwelling or in the furnishing of facilities or services in
8 connection therewith;

9 (3) to refuse to receive or transmit a bona fide offer to purchase, rent, or lease any
10 dwelling from any person;

11 (4) to make, print, or publish, or cause to be made, printed, or published, any notice,
12 statement, or advertisement, with respect to the sale or rental of a dwelling, that
13 indicates any preference, limitation, or discrimination, or any intention to make
14 any such preference, limitation, or discrimination;

15 (5) to represent to any person that any dwelling is not available for inspection, sale, or
16 rental when such dwelling is in fact so available;

17 (6) to discriminate in allowing or disallowing a person access to or membership or
18 participation in any multiple-listing service, real estate broker's organization or
19 other service, organization, or facility relating to the business of selling or renting
20 dwellings, or to discriminate in the terms or conditions of such access,
21 membership, or participation;

22 (7) to include in any transfer, sale, or rental of housing any restrictive covenant that
23 discriminates;

24 (8) to honor or exercise, or attempt to honor or exercise any discriminatory covenant
25 pertaining to housing;

26 (9) to refuse to consider 2 or more applicants' incomes when they seek to buy or rent
27 a dwelling or dwelling unit;

28 (10) to refuse to consider alimony or child support awarded by a court and received
29 by an applicant as a valid source of income, when that source can be verified as to
30 its amount, length of time received, and regularity of receipt;

31 (11) to request or consider information about birth control practices in evaluating any
32 prospective buyer or lessee of a dwelling;

33 (12) to discriminate in the sale or rental of, or to otherwise make unavailable or deny,
34 a dwelling to any buyer or renter because of a mental or physical disability of:

35 (i) that buyer or renter;

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1 (ii) a person residing in or intending to reside in that dwelling after it is so
2 sold, rented, or made available; or

3 (iii) any person associated with that buyer or renter; or

4 (13) to discriminate against any person in the terms, conditions, or privileges of sale
5 or rental of a dwelling, or in the provision of services or facilities in connection
6 with such dwelling, because of a mental or physical disability of:

7 (i) that person;

8 (ii) a person residing in or intending to reside in that dwelling after it is so
9 sold, rented, or made available; or

10 (iii) any person associated with that person.

11 (c) *Unlawful representations.*

12 It is an unlawful practice for a person, for the purpose of inducing or discouraging a real
13 estate transaction:

14 (1) to represent that a change has occurred or will or may occur with respect to race,
15 color, religion, national origin, ancestry, sex, age, marital status, physical or
16 mental disability, sexual orientation, [or] gender identity or expression, OR
17 SOURCE OF INCOME in the composition of the owners or occupants in the block,
18 neighborhood, or area in which the dwelling is located; or

19 (2) to represent that a change with respect to race, color, religion, national origin,
20 ancestry, sex, age, marital status, physical or mental disability, sexual orientation,
21 [or] gender identity or expression, OR SOURCE OF INCOME in the composition of
22 the owners or occupants in the block, neighborhood, or area in which the dwelling
23 is located will or may result in the lowering of property values, an increase in
24 criminal or anti-social behavior, or a decline in the quality of schools.

25 (f) *Restrictive covenants declared void.*

26 (1) Any restrictive covenant, whether heretofore or hereafter included in an instrument
27 affecting the title to real or leasehold property, is declared to be null, void, and of no
28 effect, and contrary to public policy, as well as contrary to the Constitution and the
29 laws of the United States.

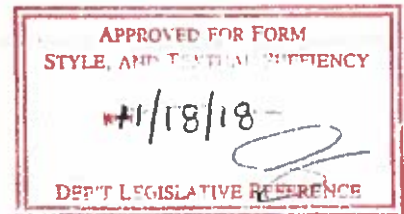
30 (2) Any person who is asked to accept a document affecting title to real or leasehold
31 property may decline to accept the same if it includes such a covenant until the
32 covenant has been deleted from the document. Refusal to accept delivery of an
33 instrument for this reason shall not be deemed a breach of a contract to purchase,
34 lease, mortgage, or otherwise deal with such property.

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1 **SECTION 2. AND BE IT FURTHER ORDAINED,** That the catchlines contained in this Ordinance
2 are not law and may not be considered to have been enacted as a part of this or any prior
3 Ordinance.

4 **SECTION 3. AND BE IT FURTHER ORDAINED,** That this Ordinance takes effect on the 30th day
5 after the date it is enacted.

INTRODUCTORY*
CITY OF BALTIMORE
COUNCIL BILL _____



Introduced by: Councilmember Dorsey

A BILL ENTITLED

AN ORDINANCE concerning

Community Relations – Housing Discrimination – Source of Income

FOR the purpose of prohibiting, as unlawful discriminatory housing practices, certain practices based on source of income; defining certain terms; clarifying and conforming related provisions; and generally related to community relations and discriminatory practices.

BY repealing and reordaining, with amendments

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SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE, That the Laws of Baltimore City read as follows:

Baltimore City Code

Article 4. Community Relations

Subtitle 1. Definitions; General Provisions

EXPLANATION: CAPITALS indicate matter added to existing law.
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* WARNING: THIS IS AN UNOFFICIAL, INTRODUCTORY COPY OF THE BILL.
THE OFFICIAL COPY CONSIDERED BY THE CITY COUNCIL IS THE FIRST READER COPY.

§ 1-1. Definitions.

(f) *Discrimination.*

- (1) "Discrimination" means any difference in the treatment of an individual or person because of race, color, religion, national origin, ancestry, sex, marital status, physical or mental disability, sexual orientation, [or] gender identity or expression, OR, IN THE CONTEXT OF DISCRIMINATORY HOUSING PRACTICES UNDER § 3-5 {"HOUSING"} OF THIS ARTICLE, SOURCE OF INCOME.

(v) *Restrictive covenant.*

"Restrictive covenant" means any specification limiting the transfer, rental, or lease of any dwelling because of race, color, religion, national origin, ancestry, sex, age, marital status, familial status, physical or mental disability, sexual orientation, [or] gender identity or expression, OR, IN THE CONTEXT OF DISCRIMINATORY HOUSING PRACTICES UNDER § 3-5 {"HOUSING"} OF THIS ARTICLE, SOURCE OF INCOME.

(x) *SOURCE OF INCOME.*

(1) *IN GENERAL.*

"SOURCE OF INCOME", AS USED IN § 3-5 {"HOUSING"} OF THIS ARTICLE, MEANS ANY LAWFUL SOURCE OF MONEY PAID DIRECTLY OR INDIRECTLY TO, OR ON BEHALF OF, A RENTER OR BUYER OF HOUSING.

(2) *INCLUSIONS.*

"SOURCE OF INCOME" INCLUDES INCOME FROM:

- (I) A LAWFUL PROFESSION, OCCUPATION, OR JOB;
- (II) ANY GOVERNMENT OR PRIVATE ASSISTANCE, GRANT, LOAN, OR RENTAL ASSISTANCE PROGRAM, INCLUDING LOW-INCOME HOUSING ASSISTANCE CERTIFICATES AND VOUCHERS ISSUED UNDER THE UNITED STATES HOUSING ACT OF 1937; OR
- (III) A GIFT, AN INHERITANCE, A PENSION, AN ANNUITY, ALIMONY, CHILD SUPPORT, OR OTHER CONSIDERATION OR BENEFIT.

Subtitle 3. Unlawful Practices

§ 3-5. Housing.

(a) *In general.*

It is an unlawful discriminatory housing practice, because of race, color, religion, national origin, ancestry, sex, age, marital status, familial status, physical or mental disability, sexual orientation, [or] gender identity or expression, OR SOURCE OF INCOME, for any person having the right to sell, rent, lease, control, construct, or manage any dwelling constructed or to be constructed, or for any employee of such a person:

- (1) to refuse to negotiate for the sale or rental or to refuse to sell or rent or otherwise deny to or withhold any dwelling from any person;
- (2) to discriminate against any person in the terms, conditions, or privileges of the sale or rental of any dwelling or in the furnishing of facilities or services in connection therewith;
- (3) to refuse to receive or transmit a bona fide offer to purchase, rent, or lease any dwelling from any person;
- (4) to make, print, or publish, or cause to be made, printed, or published, any notice, statement, or advertisement, with respect to the sale or rental of a dwelling, that indicates any preference, limitation, or discrimination, or any intention to make any such preference, limitation, or discrimination;
- (5) to represent to any person that any dwelling is not available for inspection, sale, or rental when such dwelling is in fact so available;
- (6) to discriminate in allowing or disallowing a person access to or membership or participation in any multiple-listing service, real estate broker's organization or other service, organization, or facility relating to the business of selling or renting dwellings, or to discriminate in the terms or conditions of such access, membership, or participation;
- (7) to include in any transfer, sale, or rental of housing any restrictive covenant that discriminates;
- (8) to honor or exercise, or attempt to honor or exercise any discriminatory covenant pertaining to housing;
- (9) to refuse to consider 2 or more applicants' incomes when they seek to buy or rent a dwelling or dwelling unit;
- (10) to refuse to consider alimony or child support awarded by a court and received by an applicant as a valid source of income, when that source can be verified as to its amount, length of time received, and regularity of receipt;
- (11) to request or consider information about birth control practices in evaluating any prospective buyer or lessee of a dwelling;
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 - (i) that buyer or renter;
 - (ii) a person residing in or intending to reside in that dwelling after it is so sold, rented, or made available; or
 - (iii) any person associated with that buyer or renter; or
- (13) to discriminate against any person in the terms, conditions, or privileges of sale or rental of a dwelling, or in the provision of services or facilities in connection with such dwelling, because of a mental or physical disability of:

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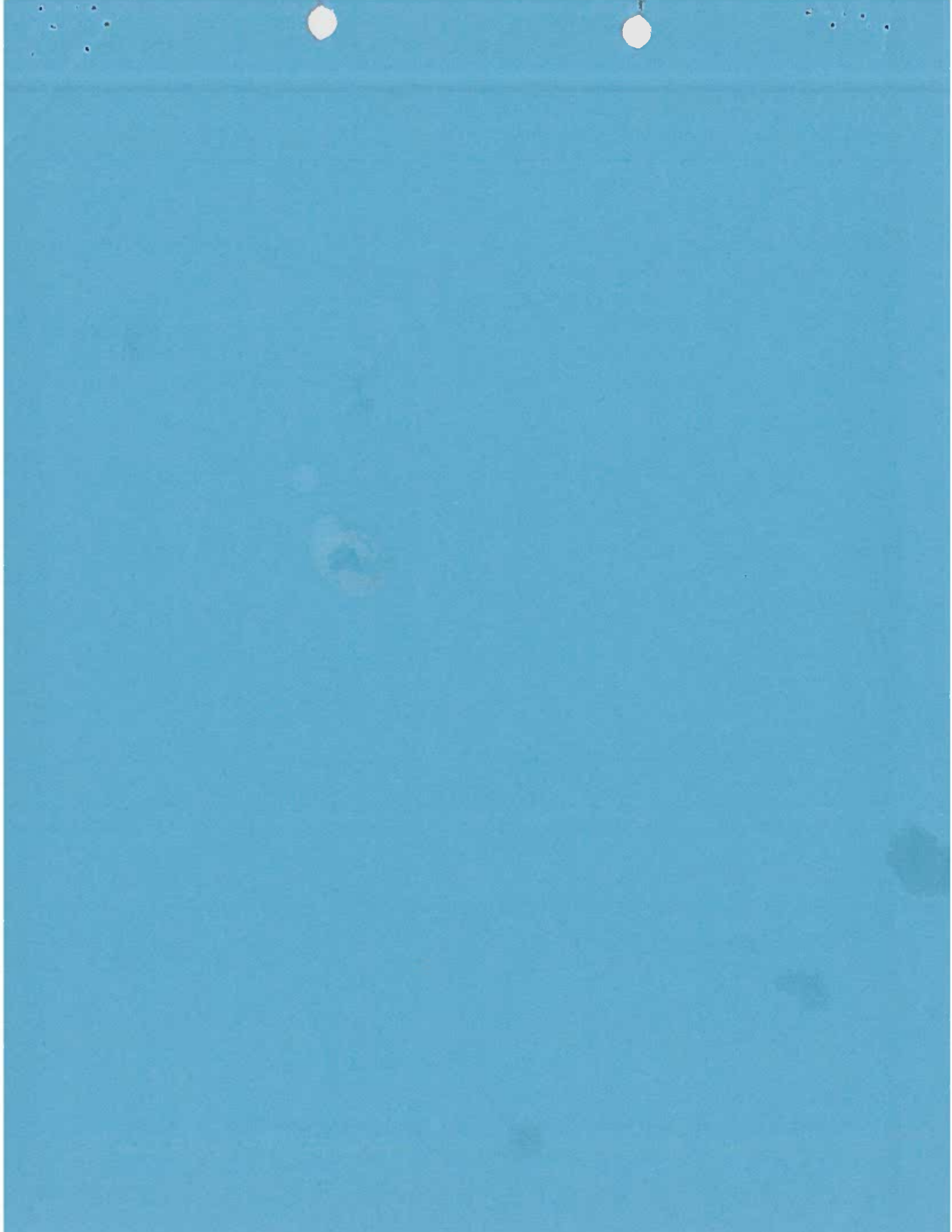
- (1) to represent that a change has occurred or will or may occur with respect to race, color, religion, national origin, ancestry, sex, age, marital status, physical or mental disability, sexual orientation, [or] gender identity or expression, OR SOURCE OF INCOME in the composition of the owners or occupants in the block, neighborhood, or area in which the dwelling is located; or
- (2) to represent that a change with respect to race, color, religion, national origin, ancestry, sex, age, marital status, physical or mental disability, sexual orientation, [or] gender identity or expression, OR SOURCE OF INCOME in the composition of the owners or occupants in the block, neighborhood, or area in which the dwelling is located will or may result in the lowering of property values, an increase in criminal or anti-social behavior, or a decline in the quality of schools.

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- (1) Any restrictive covenant, whether heretofore or hereafter included in an instrument affecting the title to real or leasehold property, is declared to be null, void, and of no effect, and contrary to public policy, as well as contrary to the Constitution and the laws of the United States.
- (2) Any person who is asked to accept a document affecting title to real or leasehold property may decline to accept the same if it includes such a covenant until the covenant has been deleted from the document. Refusal to accept delivery of an instrument for this reason shall not be deemed a breach of a contract to purchase, lease, mortgage, or otherwise deal with such property.

SECTION 2. AND BE IT FURTHER ORDAINED, That the catchlines contained in this Ordinance are not law and may not be considered to have been enacted as a part of this or any prior Ordinance.

SECTION 3. AND BE IT FURTHER ORDAINED, That this Ordinance takes effect on the 30th day after the date it is enacted.



ACTION BY THE CITY COUNCIL

DEC 03 2018
20

FIRST READING (INTRODUCTION) _____

PUBLIC HEARING HELD ON 12-11 _____ 20 18

COMMITTEE REPORT AS OF 3-11 _____ 20 19

FAVORABLE _____ UNFAVORABLE _____ FAVORABLE AS AMENDED _____ WITHOUT RECOMMENDATION


Chair

COMMITTEE MEMBERS:

COMMITTEE MEMBERS:

SECOND READING: The Council's action being favorable (unfavorable), this City Council bill was (was not) ordered printed for Third Reading on:

MAR 11 2019
20

Amendments were read and adopted (defeated) as indicated on the copy attached to this blue backing.

MAR 18 2019
20

THIRD READING _____

_____ Amendments were read and adopted (defeated) as indicated on the copy attached to this blue backing.

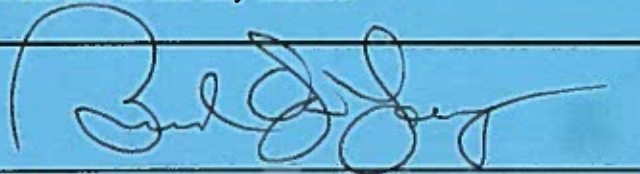
THIRD READING (ENROLLED) _____ 20 _____

_____ Amendments were read and adopted (defeated) as indicated on the copy attached to this blue backing.

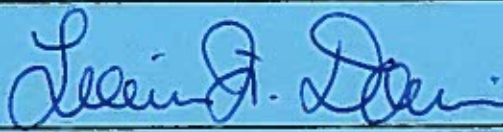
THIRD READING (RE-ENROLLED) _____ 20 _____

WITHDRAWAL _____ 20 _____

There being no objections to the request for withdrawal, it was so ordered that this City Council Ordinance be withdrawn from the files of the City Council.



President



Chief Clerk