

SENATE BILL 687

L6, C8

1lr1051
CF HB 90

By: **Senator Smith**

Introduced and read first time: February 3, 2021

Assigned to: Education, Health, and Environmental Affairs

Committee Report: Favorable with amendments

Senate action: Adopted

Read second time: February 27, 2021

CHAPTER _____

1 AN ACT concerning

2 **State and Local Housing Programs – Affirmatively Furthering Fair Housing**

3 FOR the purpose of requiring the Department of Housing and Community Development to
4 provide a certain report to the General Assembly and the Governor on or before a
5 certain date ~~each year~~ and every 5 years thereafter; requiring the Department and
6 each local jurisdiction to develop and complete jointly a certain template; requiring
7 the Department to administer certain programs to affirmatively further fair housing
8 and prohibiting the Department from taking any action that is materially
9 inconsistent with the obligation to affirmatively further fair housing; requiring the
10 Department to explore ways to ensure it is collaborating with and supporting
11 nonprofit and governmental entities devoted to furthering fair housing; requiring the
12 Department to require ~~certain~~ political subdivisions, and housing authorities, ~~and~~
13 ~~private entities~~ to affirmatively further fair housing; requiring ~~certain~~ political
14 subdivisions, and housing authorities, ~~and private entities~~ to submit an assessment
15 of fair housing to the Department under certain circumstances; ~~requiring an~~
16 ~~assessment of fair housing to contain certain information;~~ providing that certain
17 requirements do not require or prohibit certain actions; imposing a duty on local
18 jurisdictions to affirmatively further fair housing through certain housing and urban
19 development programs; requiring a comprehensive plan enacted or amended on or
20 after a certain date to include an assessment of fair housing in the comprehensive
21 plan's housing element; requiring the Department of Planning and the Department
22 of Housing and Community Development, on request of a municipal corporation, to
23 provide certain assistance; requiring a local jurisdiction that completed a certain
24 assessment or analysis to incorporate ~~relevant portions of~~ the assessment or analysis
25 into the local jurisdiction's comprehensive plan, by reference, the next time the local

EXPLANATION: CAPITALS INDICATE MATTER ADDED TO EXISTING LAW.

[Brackets] indicate matter deleted from existing law.

Underlining indicates amendments to bill.

~~Strike out~~ indicates matter stricken from the bill by amendment or deleted from the law by amendment.



1 jurisdiction amends its comprehensive plan on or after a certain date; defining
2 certain terms; providing for a delayed effective date for certain provisions of this Act;
3 and generally relating to affirmatively furthering fair housing.

4 BY adding to

5 Article – Housing and Community Development
6 Section 2–302; and 2–401 and 2–402 to be under the new subtitle “Subtitle 4.
7 Affirmatively Furthering Fair Housing”
8 Annotated Code of Maryland
9 (2019 Replacement Volume and 2020 Supplement)

10 BY repealing and reenacting, with amendments,

11 Article – Land Use
12 Section 3–114
13 Annotated Code of Maryland
14 (2012 Volume and 2020 Supplement)

15 Preamble

16 WHEREAS, The federal Fair Housing Act of 1968 was intended to end housing
17 discrimination and to promote diverse, inclusive communities; and

18 WHEREAS, Over the past 50 years, most states and local housing programs that
19 receive federal funding from the U.S. Department of Housing and Urban Development have
20 failed to fulfill their obligations to affirmatively further fair housing under the Fair Housing
21 Act because the Act has not been enforced effectively and its intent has not been achieved;
22 and

23 WHEREAS, Discrimination in housing and concentrated poverty persist in
24 Maryland today; and

25 WHEREAS, The segregation and institutionalization of people with disabilities
26 persists in part because of barriers to housing in integrated community settings; and

27 WHEREAS, The General Assembly recognizes that equality, fairness, and
28 opportunity for Maryland residents often require government action and that security,
29 mobility, and economic opportunity are enhanced by the location of a person’s home; and

30 WHEREAS, Segregated neighborhoods of concentrated poverty are often lacking in
31 economic opportunities and experience greater crime, while integrated, mixed-income
32 neighborhoods are more likely to be healthy, thriving communities; and

33 WHEREAS, This Act seeks to deconcentrate poverty and take proactive steps to
34 combat discrimination and segregation and to increase opportunities for low-income
35 communities; and

1 WHEREAS, Maryland should ensure that it is implementing and enforcing the
2 abolished federal Affirmatively Furthering Fair Housing regulations within the State as
3 part of the State's duties under the Fair Housing Act because a framework will help local
4 communities receiving federal Housing and Urban Development funds make concrete, data
5 and community member-driven plans to foster thriving communities for everyone,
6 regardless of race, color, religion, national origin, gender, sexual orientation, family status,
7 or disability; now, therefore,

8 SECTION 1. BE IT ENACTED BY THE GENERAL ASSEMBLY OF MARYLAND,
9 That the Laws of Maryland read as follows:

10 **Article – Housing and Community Development**

11 **2-302.**

12 (A) (1) IN THIS SECTION THE FOLLOWING WORDS HAVE THE MEANINGS
13 INDICATED.

14 (2) “ASSISTED PROJECT” HAS THE MEANING STATED IN § 7-101 OF
15 THIS ARTICLE.

16 (3) “ASSISTED UNIT” HAS THE MEANING STATED IN § 7-101 OF THIS
17 ARTICLE.

18 (4) “MARYLAND ACCESSIBILITY CODE” MEANS THE BUILDING CODE
19 ADOPTED UNDER § 12-202 OF THE PUBLIC SAFETY ARTICLE.

20 (B) ON OR BEFORE DECEMBER 1, ~~2021~~ 2022, AND ~~EACH DECEMBER 1 ON~~
21 OR BEFORE DECEMBER 1 EVERY 5 YEARS THEREAFTER, THE DEPARTMENT, IN
22 CONSULTATION WITH POLITICAL SUBDIVISIONS AND HOUSING AUTHORITIES, SHALL
23 SUBMIT A REPORT TO THE GOVERNOR AND, IN ACCORDANCE WITH § 2-1257 OF THE
24 STATE GOVERNMENT ARTICLE, TO THE GENERAL ASSEMBLY ON:

25 (1) THE EFFORTS BY THE STATE, POLITICAL SUBDIVISIONS, AND
26 HOUSING AUTHORITIES TO PROMOTE FAIR HOUSING CHOICE AND RACIAL AND
27 ECONOMIC HOUSING INTEGRATION, AND THE RESULTS OF THOSE EFFORTS,
28 DELINEATED BY COUNTY; AND

29 (2) ANY ASSESSMENT OF FAIR HOUSING REQUIRED UNDER §
30 3-114(D)(2) OF THE LAND USE ARTICLE COMPLETED SINCE THE MOST RECENT
31 REPORT REQUIRED UNDER THIS SUBSECTION, INCLUDING ANY ASSESSMENT OF
32 FAIR HOUSING COMPLETED OR REVISED UNDER THE FEDERAL DEPARTMENT OF
33 HOUSING AND URBAN DEVELOPMENT'S MOST RECENTLY PUBLISHED
34 AFFIRMATIVELY FURTHERING FAIR HOUSING RULE.

1 ~~(1) THE TOTAL NUMBER OF HOUSEHOLDS THAT RECEIVED FINANCIAL~~
2 ~~ASSISTANCE THROUGH STATE OR LOCAL HOUSING AND RENTAL ASSISTANCE~~
3 ~~PROGRAMS, DISAGGREGATED BY RACE, DISABILITY STATUS, AND INCOME;~~

4 ~~(2) THE AGGREGATE AMOUNT OF FINANCIAL ASSISTANCE PROVIDED~~
5 ~~TO HOUSEHOLDS THROUGH STATE AND LOCAL HOUSING AND RENTAL ASSISTANCE~~
6 ~~PROGRAMS, DISAGGREGATED BY RACE, DISABILITY STATUS, AND INCOME;~~

7 ~~(3) HOUSING ACCESSIBILITY FOR DISABLED RESIDENTS, INCLUDING:~~

8 ~~(I) THE NUMBER OF ASSISTED PROJECTS AND ASSISTED UNITS~~
9 ~~THAT COMPLY WITH THE DESIGN AND CONSTRUCTION REQUIREMENTS UNDER § 504~~
10 ~~OF THE FEDERAL REHABILITATION ACT, THE FEDERAL FAIR HOUSING ACT, AND~~
11 ~~THE MARYLAND ACCESSIBILITY CODE;~~

12 ~~(II) THE FEATURES OF ASSISTED PROJECTS AND ASSISTED~~
13 ~~UNITS THAT COMPLY WITH THE DESIGN AND CONSTRUCTION REQUIREMENTS~~
14 ~~UNDER § 504 OF THE FEDERAL REHABILITATION ACT, THE FEDERAL FAIR HOUSING~~
15 ~~ACT, AND THE MARYLAND ACCESSIBILITY CODE; AND~~

16 ~~(III) THE SUPPLY AND THE DEMAND IN THE STATE FOR ASSISTED~~
17 ~~PROJECTS AND ASSISTED UNITS THAT ARE ACCESSIBLE FOR DISABLED RESIDENTS;~~

18 ~~(4) AFFIRMATIVE MARKETING EFFORTS BY THE DEPARTMENT,~~
19 ~~POLITICAL SUBDIVISIONS, AND HOUSING AUTHORITIES TO SUPPORT PEOPLE OF~~
20 ~~COLOR AND VOUCHER HOLDERS IN GAINING ACCESS TO ASSISTED HOUSING~~
21 ~~LOCATED IN HIGHER OPPORTUNITY AREAS; AND~~

22 ~~(5) THE EFFORTS BY POLITICAL SUBDIVISIONS AND HOUSING~~
23 ~~AUTHORITIES TO PROMOTE FAIR HOUSING CHOICE AND RACIAL AND ECONOMIC~~
24 ~~HOUSING INTEGRATION, AND THE RESULTS OF THOSE EFFORTS, INCLUDING:~~

25 ~~(I) THE RACIAL COMPOSITION AND DISABILITY STATUS OF THE~~
26 ~~OCCUPANTS OF AND INDIVIDUALS ON THE WAITING LIST FOR ASSISTED PROJECTS;~~
27 ~~AND~~

28 ~~(II) THE RACIAL COMPOSITION OF THE CENSUS TRACT WHERE~~
29 ~~EACH ASSISTED PROJECT IS LOCATED.~~

30 ~~(C) THE INFORMATION PROVIDED IN THE REPORT REQUIRED UNDER THIS~~
31 ~~SECTION SHALL BE DISAGGREGATED BY PROJECT, PROGRAM OR SUBSIDY TYPE, AND~~
32 ~~OCCUPANCY TYPE, INCLUDING GENERAL OCCUPANCY OR RESTRICTED OCCUPANCY.~~

1 **(C) THE REPORT REQUIRED UNDER SUBSECTION (B) OF THIS SECTION**
2 **SHALL PROVIDE AN UPDATE ON THE ACTIONS BEING TAKEN BY LOCAL**
3 **JURISDICTIONS TO AFFIRMATIVELY FURTHER FAIR HOUSING.**

4 **(D) THE DEPARTMENT SHALL WORK IN PARTNERSHIP WITH EACH LOCAL**
5 **JURISDICTION TO JOINTLY DEVELOP AND COMPLETE A TEMPLATE TO CAPTURE**
6 **DATA IN THE JURISDICTION RELATED TO AFFIRMATIVELY FURTHERING FAIR**
7 **HOUSING.**

8 **SUBTITLE 4. AFFIRMATIVELY FURTHERING FAIR HOUSING.**

9 **2-401.**

10 **(A) IN THIS SUBTITLE THE FOLLOWING WORDS HAVE THE MEANINGS**
11 **INDICATED.**

12 **(B) (1) “AFFIRMATIVELY FURTHER FAIR HOUSING” MEANS TO TAKE**
13 **MEANINGFUL ACTIONS, IN ADDITION TO ACTIONS AIMED AT COMBATING**
14 **DISCRIMINATION, TO:**

15 **(I) OVERCOME PATTERNS OF SEGREGATION; AND**

16 **(II) FOSTER INCLUSIVE COMMUNITIES FREE FROM BARRIERS**
17 **THAT RESTRICT ACCESS TO HOUSING AND OPPORTUNITY BASED ON PROTECTED**
18 **CHARACTERISTICS.**

19 **(2) “AFFIRMATIVELY FURTHER FAIR HOUSING” INCLUDES TO TAKE**
20 **MEANINGFUL ACTIONS THAT, TAKEN TOGETHER:**

21 **(I) ADDRESS SIGNIFICANT DISPARITIES IN HOUSING NEEDS**
22 **AND ACCESS TO OPPORTUNITY;**

23 **(II) REPLACE SEGREGATED LIVING PATTERNS WITH TRULY**
24 **INTEGRATED AND BALANCED LIVING PATTERNS;**

25 **(III) TRANSFORM RACIALLY AND ETHNICALLY CONCENTRATED**
26 **AREAS OF POVERTY INTO AREAS OF OPPORTUNITY; AND**

27 **(IV) FOSTER AND MAINTAIN COMPLIANCE WITH CIVIL RIGHTS**
28 **AND FAIR HOUSING LAWS.**

29 **(C) “MEANINGFUL ACTION” MEANS A SIGNIFICANT ACTION THAT IS**
30 **DESIGNED AND CAN BE REASONABLY EXPECTED TO ACHIEVE A MATERIAL POSITIVE**

1 CHANGE BY, FOR EXAMPLE, INCREASING FAIR HOUSING CHOICE OR DECREASING
2 DISPARITIES IN ACCESS TO OPPORTUNITY.

3 **2-402.**

4 (A) THE DEPARTMENT:

5 (1) SHALL ADMINISTER ITS PROGRAMS AND ACTIVITIES RELATED TO
6 HOUSING AND COMMUNITY DEVELOPMENT TO AFFIRMATIVELY FURTHER FAIR
7 HOUSING; ~~AND~~

8 (2) SHALL EXPLORE WAYS TO ENSURE IT IS COLLABORATING WITH
9 AND SUPPORTING NONPROFIT AND GOVERNMENTAL ENTITIES DEVOTED TO
10 FURTHERING FAIR HOUSING; AND

11 (3) MAY NOT TAKE ANY ACTION THAT IS MATERIALLY INCONSISTENT
12 WITH THE OBLIGATION TO AFFIRMATIVELY FURTHER FAIR HOUSING.

13 (B) (1) THE DEPARTMENT SHALL REQUIRE POLITICAL SUBDIVISIONS,
14 AND HOUSING AUTHORITIES, AND PRIVATE ENTITIES THAT RECEIVE FINANCIAL
15 ASSISTANCE THROUGH THE DEPARTMENT TO AFFIRMATIVELY FURTHER FAIR
16 HOUSING.

17 (2) TO ENSURE THAT POLITICAL SUBDIVISIONS, AND HOUSING
18 AUTHORITIES, AND PRIVATE ENTITIES AFFIRMATIVELY FURTHER FAIR HOUSING,
19 THE DEPARTMENT SHALL, IN ACCORDANCE WITH ~~SUBSECTION (C) OF THIS SECTION~~
20 § 3-114(D)(2) OF THE LAND USE ARTICLE, REQUIRE A POLITICAL SUBDIVISION, OR
21 HOUSING AUTHORITY, OR PRIVATE ENTITY TO SUBMIT AN ASSESSMENT OF FAIR
22 HOUSING TO THE DEPARTMENT ~~BEFORE THE DEPARTMENT MAY PROVIDE~~
23 ~~FINANCIAL ASSISTANCE TO THE POLITICAL SUBDIVISION, HOUSING AUTHORITY, OR~~
24 ~~PRIVATE ENTITY FOR HOUSING OR COMMUNITY DEVELOPMENT PURPOSES~~ AS PART
25 OF THE HOUSING ELEMENT OF A COMPREHENSIVE PLAN.

26 (C) ~~AN ASSESSMENT OF FAIR HOUSING REQUIRED UNDER SUBSECTION (B)~~
27 ~~OF THIS SECTION SHALL INCLUDE:~~

28 (1) ~~A SUMMARY OF FAIR HOUSING ISSUES IN THE POLITICAL~~
29 ~~SUBDIVISION AND AN ASSESSMENT OF THE POLITICAL SUBDIVISION'S POLICIES AND~~
30 ~~PRACTICES RELATING TO HOUSING AND COMMUNITY DEVELOPMENT, FAIR HOUSING~~
31 ~~ENFORCEMENT, AND FAIR HOUSING OUTREACH CAPACITY;~~

32 (2) ~~AN ANALYSIS OF AVAILABLE FEDERAL, STATE, AND LOCAL DATA~~
33 ~~AND KNOWLEDGE TO IDENTIFY INTEGRATION AND SEGREGATION PATTERNS AND~~
34 ~~TRENDS, RACIALLY OR ETHNICALLY CONCENTRATED AREAS OF POVERTY,~~

~~DISPARITIES IN ACCESS TO OPPORTUNITY, AND DISPROPORTIONATE HOUSING NEEDS WITHIN THE POLITICAL SUBDIVISION, INCLUDING DISPLACEMENT RISK;~~

~~(3) AN ASSESSMENT OF THE FACTORS THAT CONTRIBUTE TO THE ISSUES AND IMPEDIMENTS IDENTIFIED UNDER ITEM (2) OF THIS SUBSECTION;~~

~~(4) AN IDENTIFICATION OF THE POLITICAL SUBDIVISION'S FAIR HOUSING PRIORITIES AND GOALS, GIVING HIGHEST PRIORITY TO THE FACTORS IDENTIFIED UNDER ITEM (3) OF THIS SUBSECTION THAT LIMIT OR DENY FAIR HOUSING CHOICE OR ACCESS TO OPPORTUNITY, OR NEGATIVELY IMPACT FAIR HOUSING OR CIVIL RIGHTS COMPLIANCE, AND IDENTIFYING THE METRICS AND MILESTONES FOR DETERMINING WHAT FAIR HOUSING RESULTS WILL BE ACHIEVED; AND~~

~~(5) STRATEGIES AND ACTIONS TO IMPLEMENT THE PRIORITIES AND GOALS, INCLUDING:~~

~~(I) ENHANCING MOBILITY STRATEGIES AND ENCOURAGING DEVELOPMENT OF NEW AFFORDABLE HOUSING IN AREAS OF OPPORTUNITY; AND~~

~~(H) ENHANCING PLACE-BASED STRATEGIES AND ENCOURAGING COMMUNITY REVITALIZATION, INCLUDING PRESERVING EXISTING AFFORDABLE HOUSING AND PROTECTING EXISTING RESIDENTS FROM DISPLACEMENT.~~

~~(D)~~ (C) THIS SECTION DOES NOT:

(1) REQUIRE A POLITICAL SUBDIVISION, OR HOUSING AUTHORITY, OR PRIVATE ENTITY TO TAKE A SPECIFIC ACTION TO AFFIRMATIVELY FURTHER FAIR HOUSING; OR

(2) PROHIBIT A POLITICAL SUBDIVISION, OR HOUSING AUTHORITY, OR PRIVATE ENTITY FROM TAKING A SPECIFIC ACTION TO AFFIRMATIVELY FURTHER FAIR HOUSING.

SECTION 2. AND BE IT FURTHER ENACTED, That the Laws of Maryland read as follows:

Article – Land Use

3–114.

(a) (1) In this section the following words have the meanings indicated.

1 **(2) “AFFIRMATIVELY FURTHER FAIR HOUSING” HAS THE MEANING**
 2 **STATED IN § 2–401 OF THE HOUSING AND COMMUNITY DEVELOPMENT ARTICLE.**

3 **[(2)] (3)** “Area median income” has the meaning stated in § 4–1801 of the
 4 Housing and Community Development Article.

5 **[(3)] (4)** “Low–income housing” means housing that is affordable for a
 6 household with an aggregate annual income that is below 60% of the area median income.

7 **[(4)] (5)** “Workforce housing” has the meaning stated in § 4–1801 of the
 8 Housing and Community Development Article.

9 (b) A housing element may include goals, objectives, policies, plans, and
 10 standards.

11 (c) A housing element shall address the need for affordable housing within the
 12 local jurisdiction, including:

13 (1) workforce housing; and

14 (2) low–income housing.

15 **(D) (1) LOCAL JURISDICTIONS HAVE A DUTY TO AFFIRMATIVELY**
 16 **FURTHER FAIR HOUSING THROUGH THEIR HOUSING AND URBAN DEVELOPMENT**
 17 **PROGRAMS.**

18 **(2) THE HOUSING ELEMENT OF A COMPREHENSIVE PLAN THAT IS**
 19 **ENACTED OR AMENDED ON OR AFTER JANUARY 1, 2022, SHALL INCLUDE AN**
 20 **ASSESSMENT OF FAIR HOUSING, ~~AS DESCRIBED UNDER § 2–402 OF THE HOUSING~~**
 21 **~~AND COMMUNITY DEVELOPMENT ARTICLE,~~ TO ENSURE THAT THE LOCAL**
 22 **JURISDICTION IS AFFIRMATIVELY FURTHERING FAIR HOUSING.**

23 **(3) ON REQUEST OF A MUNICIPAL CORPORATION, THE DEPARTMENT**
 24 **OF PLANNING AND THE DEPARTMENT OF HOUSING AND COMMUNITY**
 25 **DEVELOPMENT SHALL PROVIDE TECHNICAL ASSISTANCE FOR THE PURPOSE OF**
 26 **DEVELOPING THE HOUSING ELEMENT OF THE COMPREHENSIVE PLAN.**

27 **~~(3)~~ (4) THIS SUBSECTION DOES NOT REQUIRE A LOCAL**
 28 **JURISDICTION TO TAKE, OR PROHIBIT A LOCAL JURISDICTION FROM TAKING, A**
 29 **SPECIFIC ACTION TO AFFIRMATIVELY FURTHER FAIR HOUSING.**

30 SECTION 3. AND BE IT FURTHER ENACTED, That:

31 (a) A local jurisdiction that completed or revised an Assessment of Fair Housing
 32 under the federal Department of Housing and Urban Development’s most recently

1 published Affirmatively Furthering Fair Housing Rule, ~~published in the Federal Register~~
2 ~~on July 16, 2015~~, or an analysis of impediments to fair housing prior to the Affirmatively
3 Furthering Fair Housing Rule, shall incorporate ~~relevant portions of~~ the Assessment of
4 Fair Housing or analysis of impediments into the housing element of the local jurisdiction's
5 comprehensive plan, by reference, as described under § 3-114 of the Land Use Article, the
6 next time the local jurisdiction amends its comprehensive plan.

7 (b) Subsection (a) of this section applies only to a comprehensive plan that is
8 amended on or after January 1, 2022.

9 SECTION 4. AND BE IT FURTHER ENACTED, That Sections 2 and 3 of this Act
10 shall take effect January 1, 2022.

11 SECTION 5. AND BE IT FURTHER ENACTED, That, except as provided in Section
12 4, this Act shall take effect October 1, 2021.

Approved:

Governor.

President of the Senate.

Speaker of the House of Delegates.