



BMC's Regional Fair Housing Coordination

Baltimore Regional Transportation Board

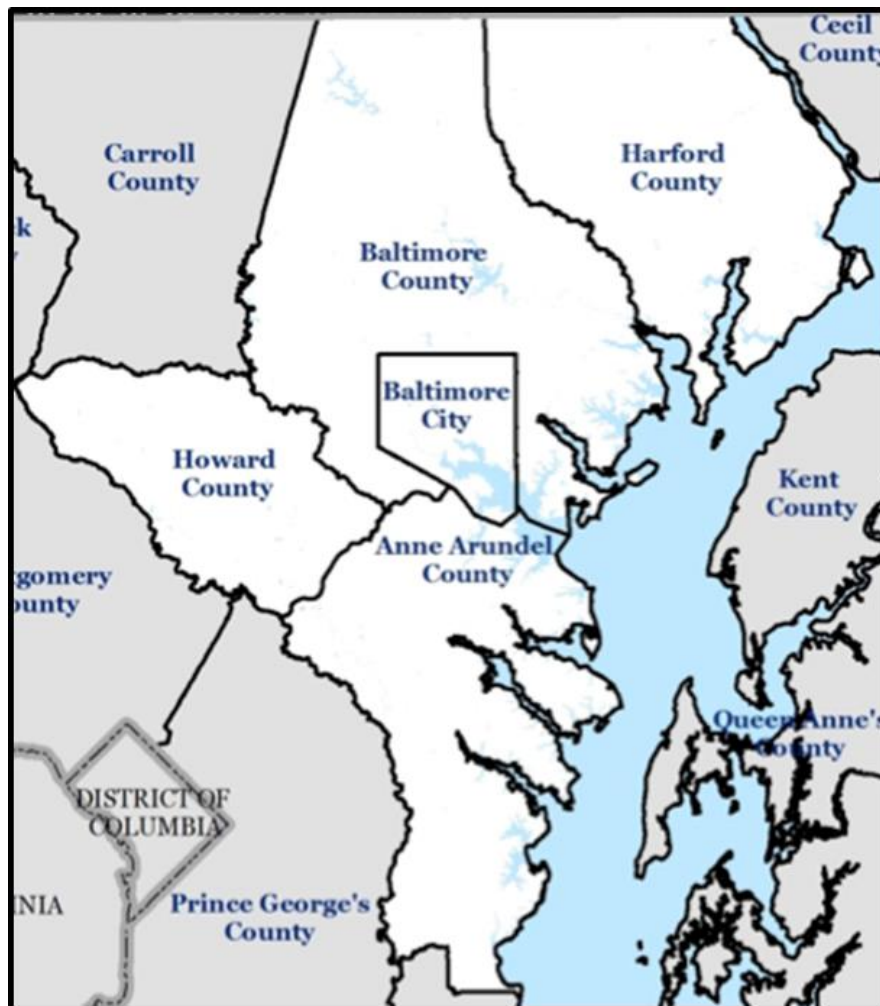
November 22, 2022



Regional Fair Housing Group



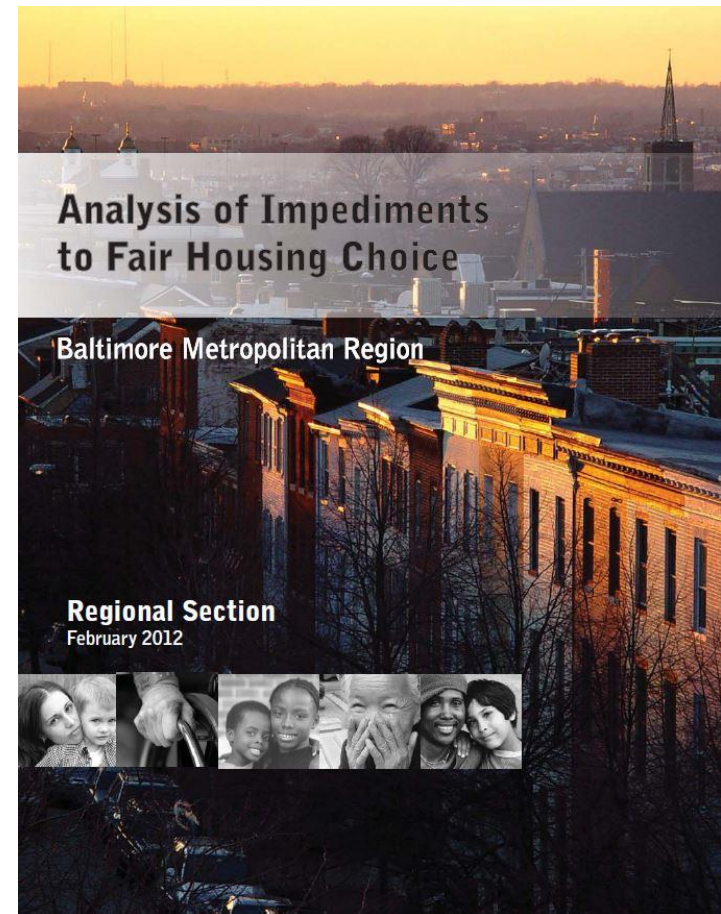
- Arundel Community Development Services
- City of Annapolis Department of Planning
- Baltimore City Dept. of Housing & Community Development (DHCD)
- Baltimore County DHCD
- Harford County Housing & Community Development
- Howard County DHCD
- Each jurisdiction's human relations/civil rights enforcement agency also participates



History of Working Together



- 1996, 2012, and 2020 Regional Fair Housing Analyses
- Opportunity Collaborative 2012-2015
- Regional Project-Based Voucher Program: 113 apts. moving forward; 34 apartments leased.
- Affordability Preservation Database and Task Force since 2017.



Fair Housing Protections



- **Federal Fair Housing Act**

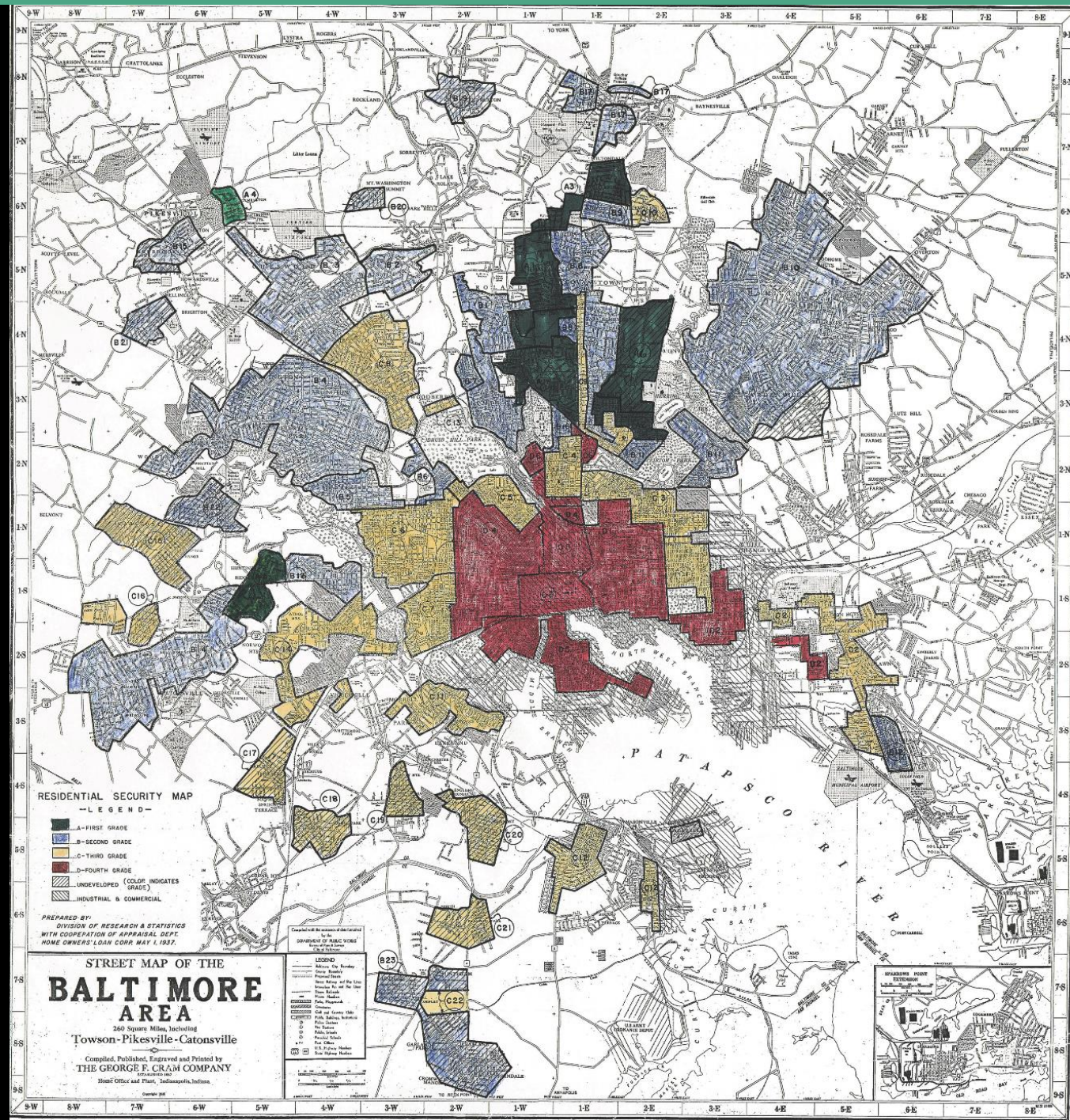
- Originally passed in April 1968, prohibiting discrimination in the sale, rental and financing of dwellings based on race, color, religion, and national origin.
- Amended in 1974 and 1988 to prohibit discrimination on the basis of sex, disability and familial status and to require accessible units as part of multifamily properties built after 1991.

- **State and local protections**

- Maryland law adds protections for marital status, sexual orientation, gender identity, and source of income (new in 2020).
- Local governments sometimes add other protections (e.g., age, creed, occupation, political opinion, personal appearance).

1937 “Residential Security Map” of Baltimore

*Home Owners Loan
Corporation (HOLC)*



Affirmatively Furthering Fair Housing (AFFH)



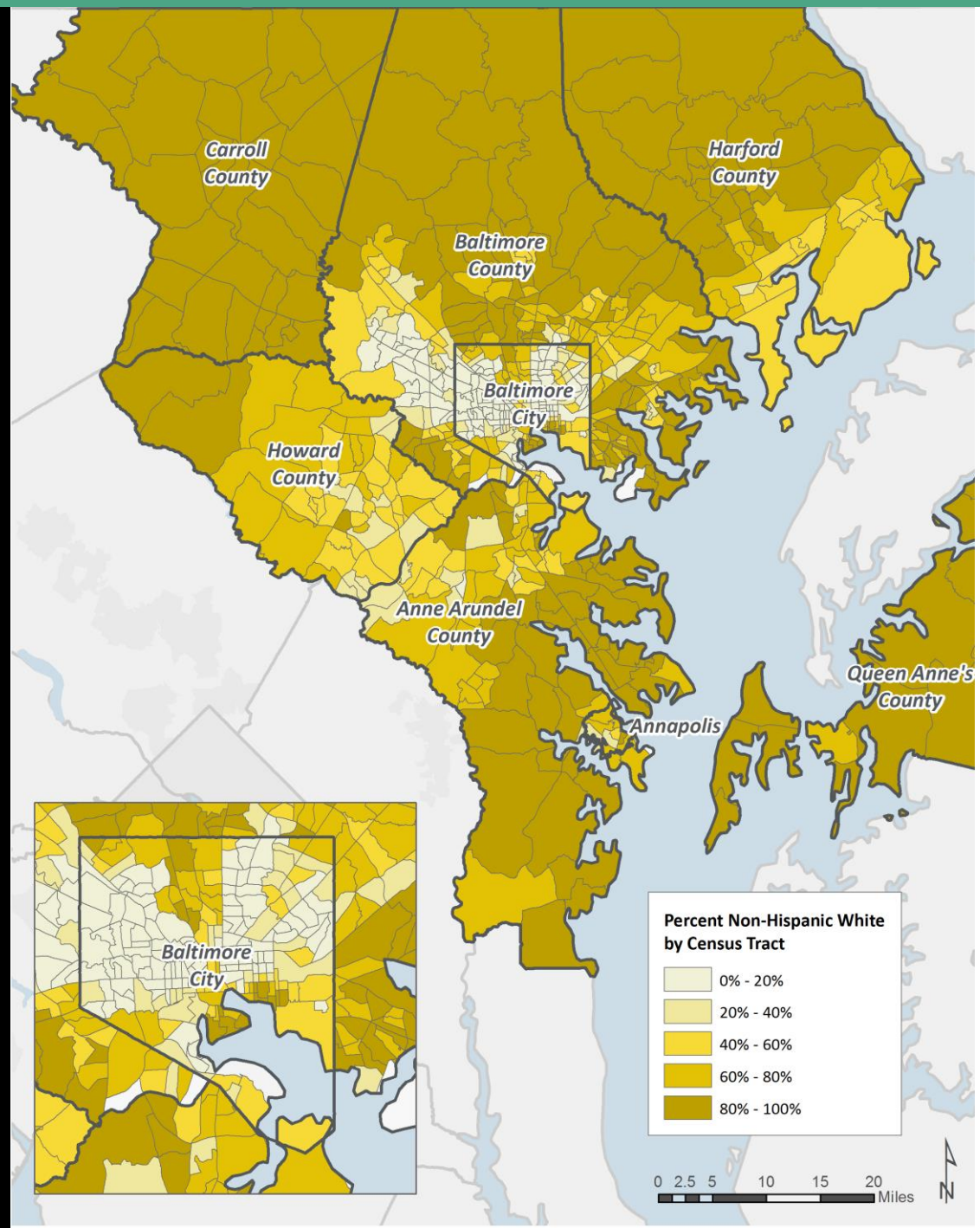
“The Secretary of Housing and Urban Development shall ... administer the programs and activities relating to housing and urban development in a manner to affirmatively further the policies [of the Fair Housing Act].”

42 USC § 3608(d)

- HUD passes this duty on to state and local grantees through annual certifications to receive funds.
- Applies to entire jurisdiction, not just housing agency.
- State grantees pass it on to their local sub-grantees.

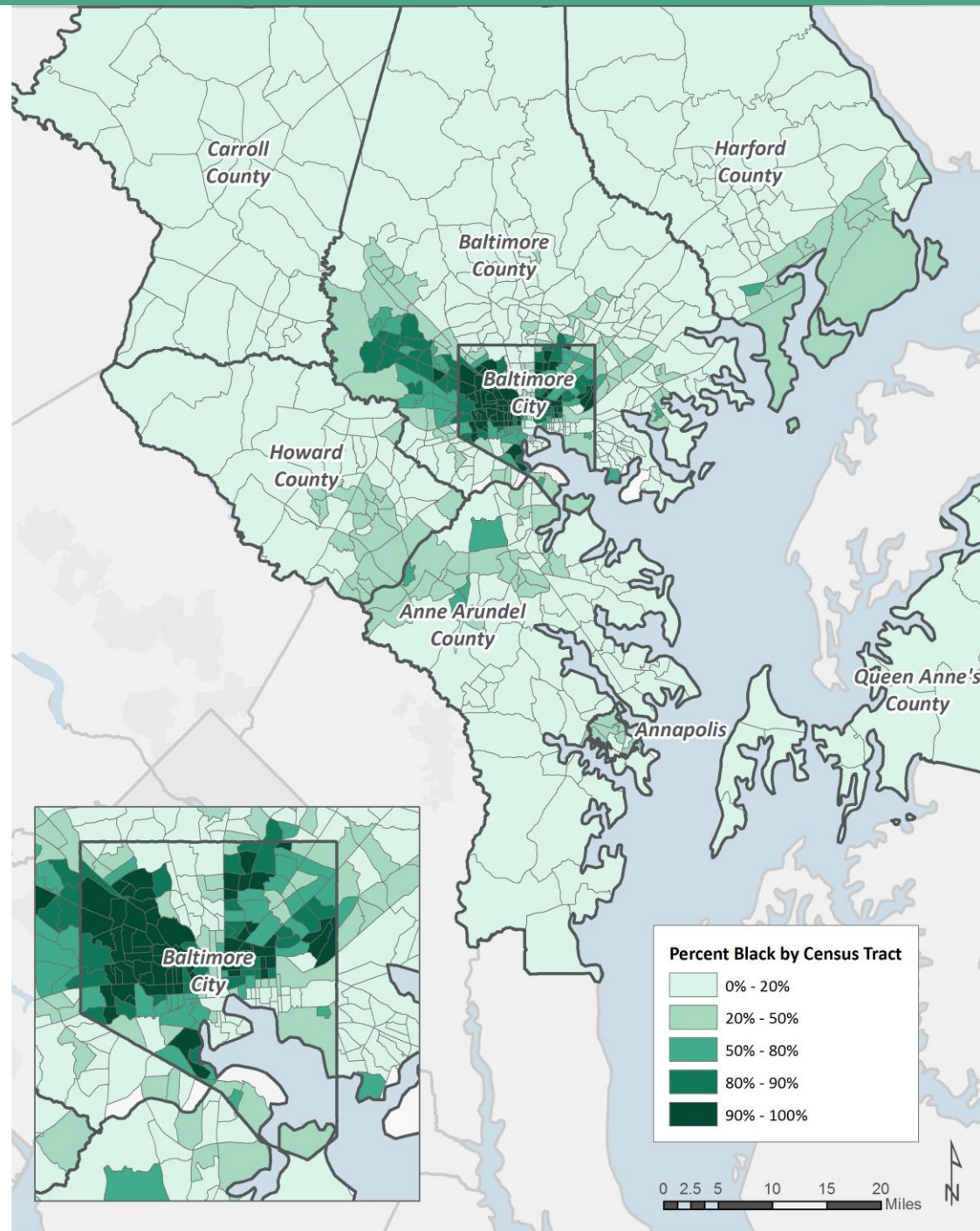
Percent non- Hispanic White by Census Tract, 2016

*Region overall =
56% non-Hispanic
White*



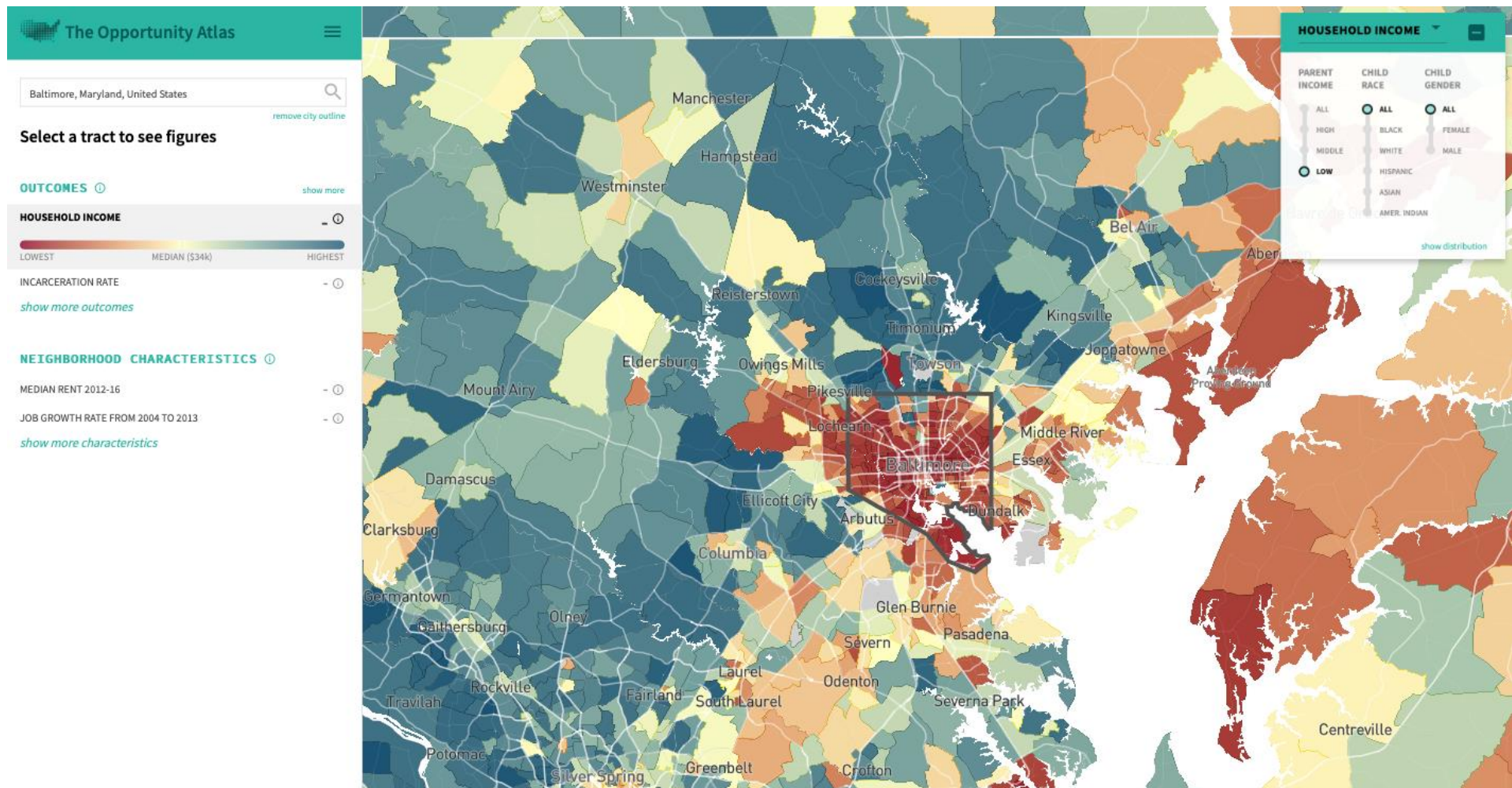
Percent African American by Census Tract, 2016

Region overall = 29% African American



Opportunity Atlas:

www.opportunityatlas.org



Area Fair Housing Legal Activity



≡ THE BALTIMORE SUN 🔍

Live coverage

2022 Maryland
general election

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BUSINESS

Maryland reaches fair housing agreement with federal government

By Sarah Gantz
Baltimore Sun • Oct 03, 2017 at 5:00 pm

≡ THE BALTIMORE SUN

NEWS

Judge criticizes pooling poor in city

By Eric Siegel
Baltimore Sun • Jan 07, 2005 at 12:00 am

Declaring that Baltimore "should not be viewed as an island reservation for use as a container" for all of the area's poor, a federal judge ruled yesterday that the U.S. Department of Housing and Urban Development violated fair housing law by failing to take a regional approach to the desegregation of public housing.

≡ THE BALTIMORE SUN 🔍

Live coverage

2022
Marylan...

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BALTIMORE COUNTY

Baltimore County to curb housing segregation

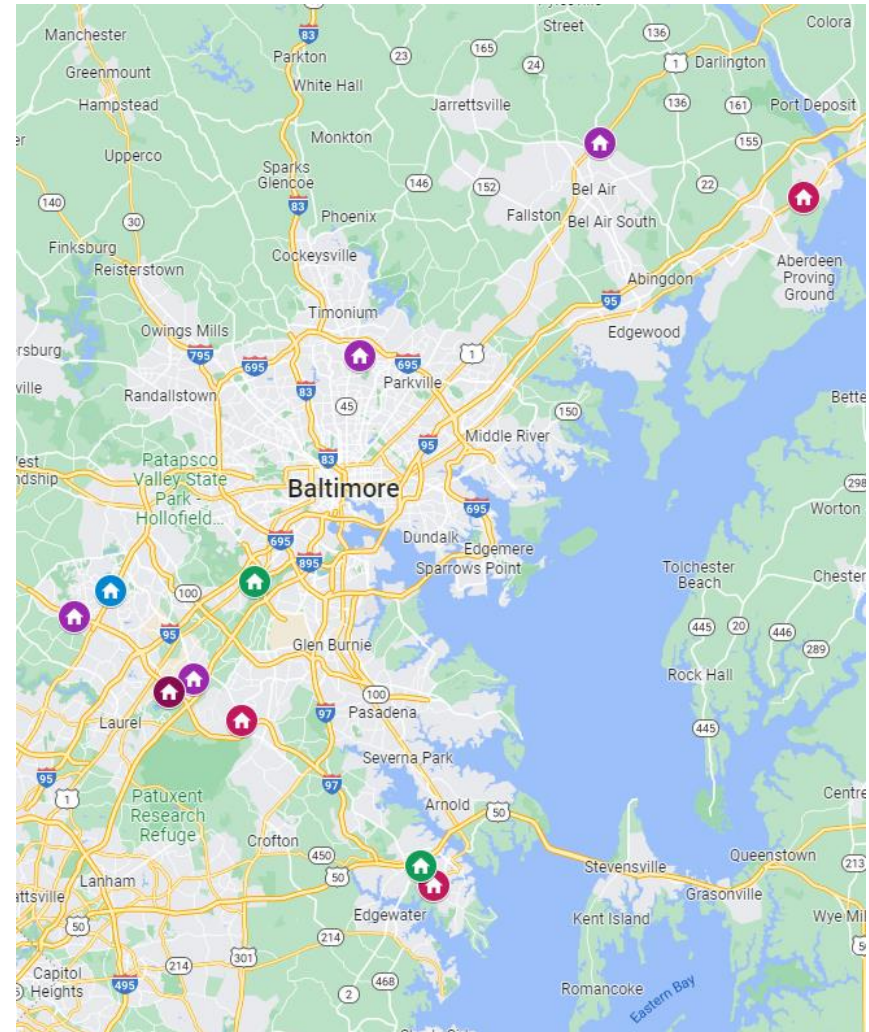
By Doug Donovan
Baltimore Sun • Mar 15, 2016 at 8:06 pm



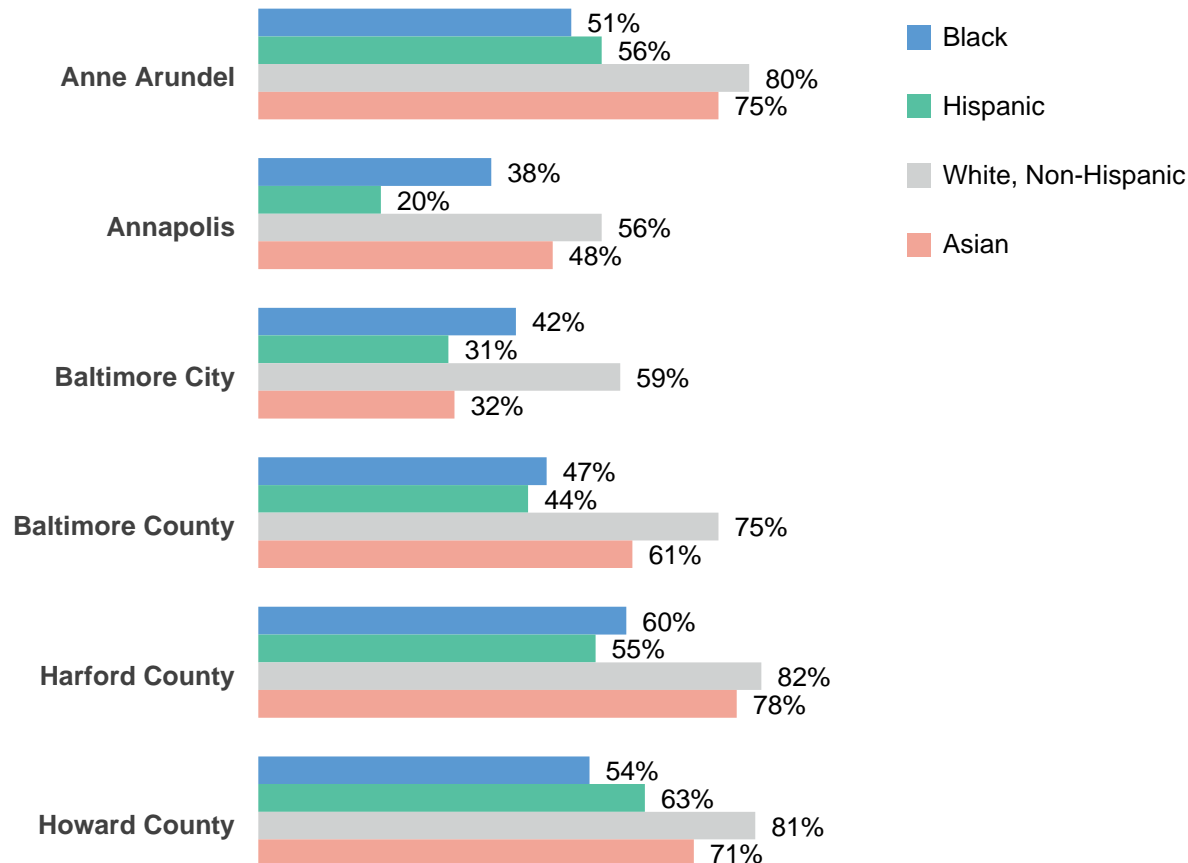
Regional Project-Based Voucher (PBV) Program



- Baltimore County Office of Housing
- Baltimore Metropolitan Council
- Baltimore Regional Housing Partnership
- Harford County Housing Agency
- Housing Authority of the City of Annapolis
- Housing Authority of Baltimore City
- Housing Commission of Anne Arundel County
- Howard County Housing Commission



Homeownership by Race and Ethnicity



Hot Housing Market



THE BALTIMORE SUN

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BUSINESS

Baltimore's hot housing market, by the numbers: Median home sales prices reach record highs

By Hallie Miller
Baltimore Sun • Jun 11, 2021 at 3:18 pm

Baltimore metro area median sales price



Source: MarketStats by ShowingTime/Bright MLS • [Get the data](#) • Created with [Datawrapper](#)

Since before Pandemic



Capital Gazette

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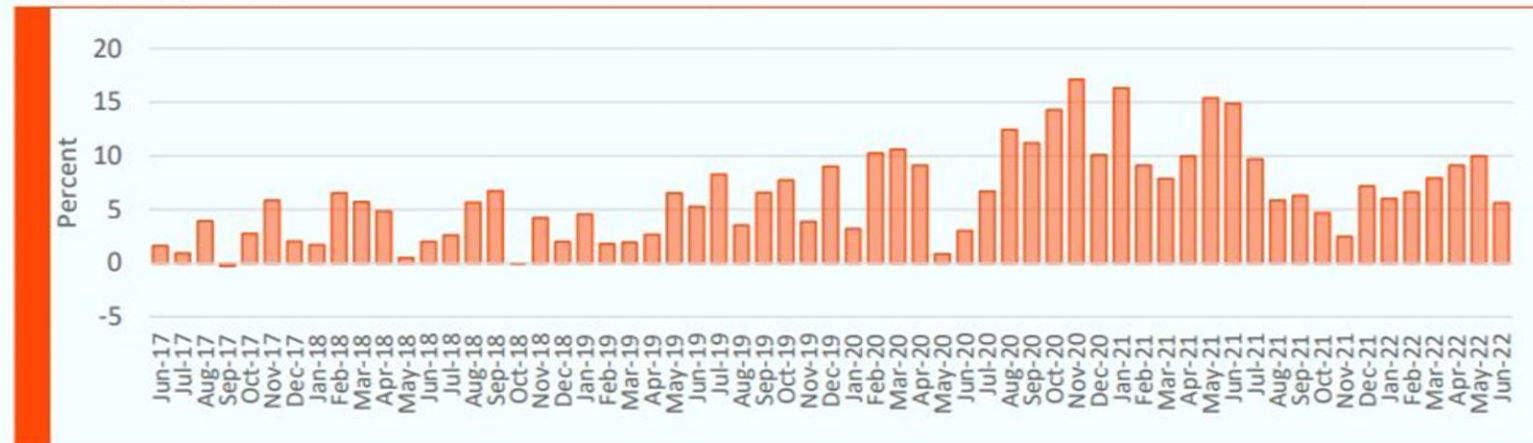
BUSINESS

Home buyers in a squeeze as Anne Arundel inventory declines

Capital Gazette • Apr 11, 2017 at 1:22 pm

Median Sales Price Year-Over-Year Change

The median sales price in the Baltimore metro area was \$375,000, which is 5.6% higher than a year ago. The region's median price is nearly \$80,000 higher than it was 2 years ago. While prices continued to rise in the region in June, the rate of price growth this month was lower than it has been since November 2021.



Pushing Up Rents



THE WALL STREET JOURNAL.

Home World U.S. Politics Economy Business Tech Markets Opinion Books & Arts Real Estate

The Washington Post
Democracy Dies in Darkness

dan.pontio

REAL ESTATE | PROPERTY REPORT

Record Home Prices Force Prospective Buyers to Rent

Landlords are well-positioned as more would-be house buyers have little choice but to rent

Business

Rents are rising everywhere. See how much prices are up in your area.

How rent has changed in 1,500 counties across the United States since the start of the pandemic

By [Abha Bhattarai](#), [Chris Alcantara](#) and [Andrew Van Dam](#)

April 21, 2022

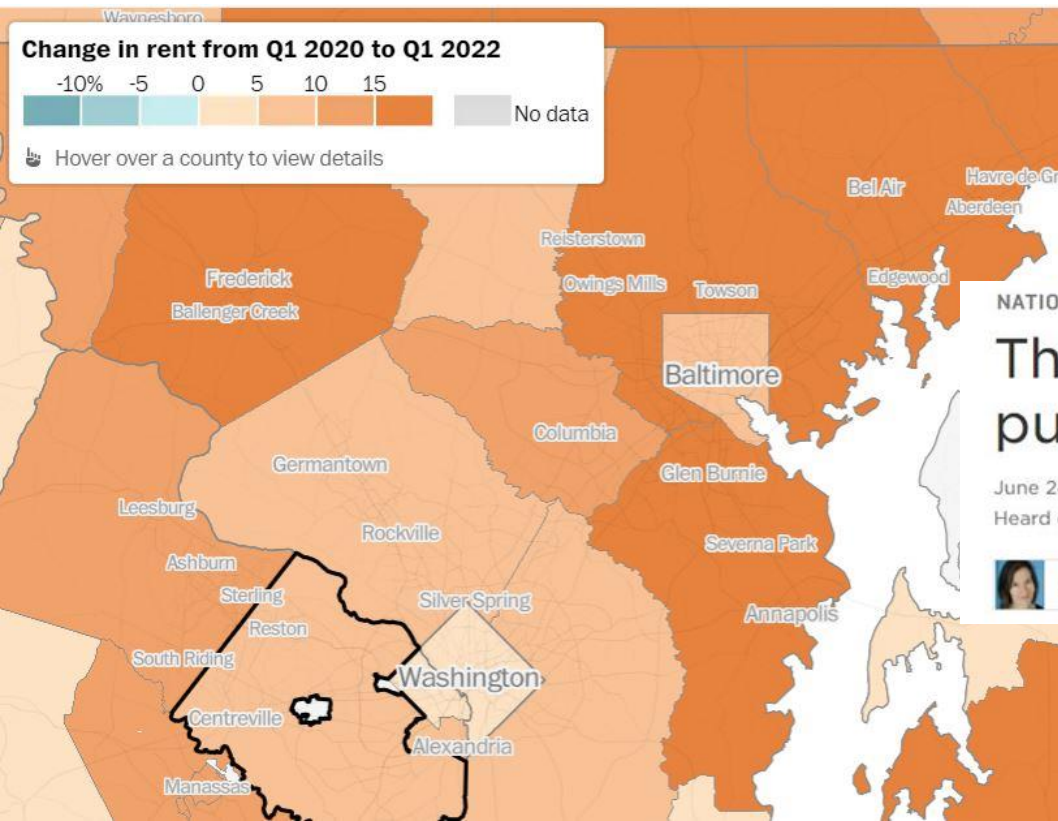
NATIONAL

The housing market squeeze pushes renters into bidding wars

June 24, 2022 · 5:00 AM ET
Heard on All Things Considered



JENNIFER LUDDEN



Recent Attention to Housing Shortage



The New York Times

FreddieMac

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Insight | February 27, 2020

The Housing Supply Shortage: State of the States

TheUpshot

Something Has to Give in the Housing Market. Or Does It?

There appears to be no quick reprieve coming for rising prices: "It's not a bubble, it really is about the fundamentals."

ECONOMY

There's never been such a severe shortage of homes in the U.S. Here's why

March 29, 2022 · 7:00 AM ET



CHRIS ARNOLD



Bloomberg

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Don't Worry About Inflation. Solve the Housing Shortage.

The Fed is pre-emptively raising interest rates so the economy doesn't overheat. But overheating is not the current problem.

TheUpshot

The Housing Shortage Isn't Just a Coastal Crisis Anymore

An increasingly national problem has consequences for the quality of American family life, the economy and the future of housing politics.

Give this article

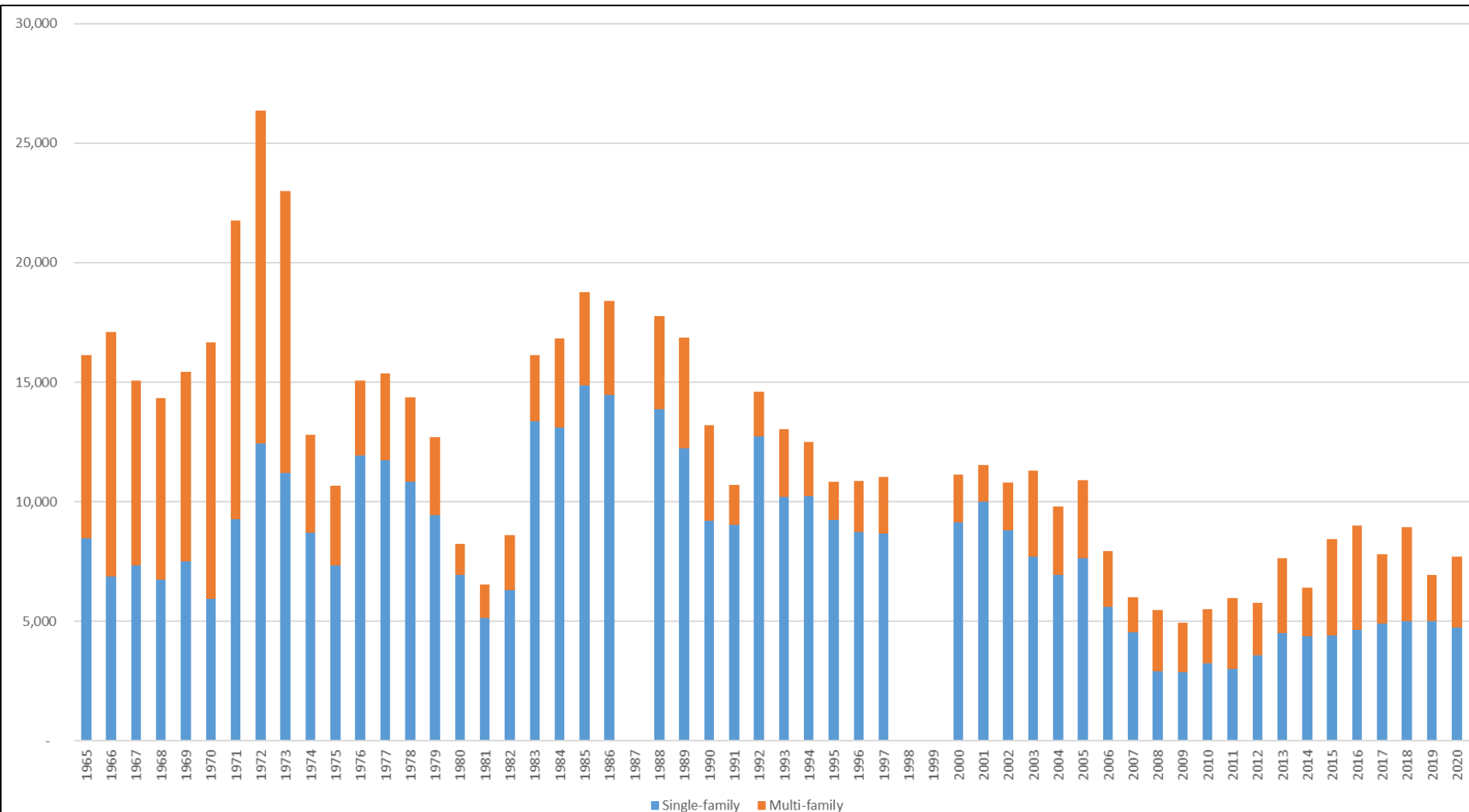


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By **Emily Badger** and Eve Washington

July 14, 2022 Updated 1:50 p.m. ET

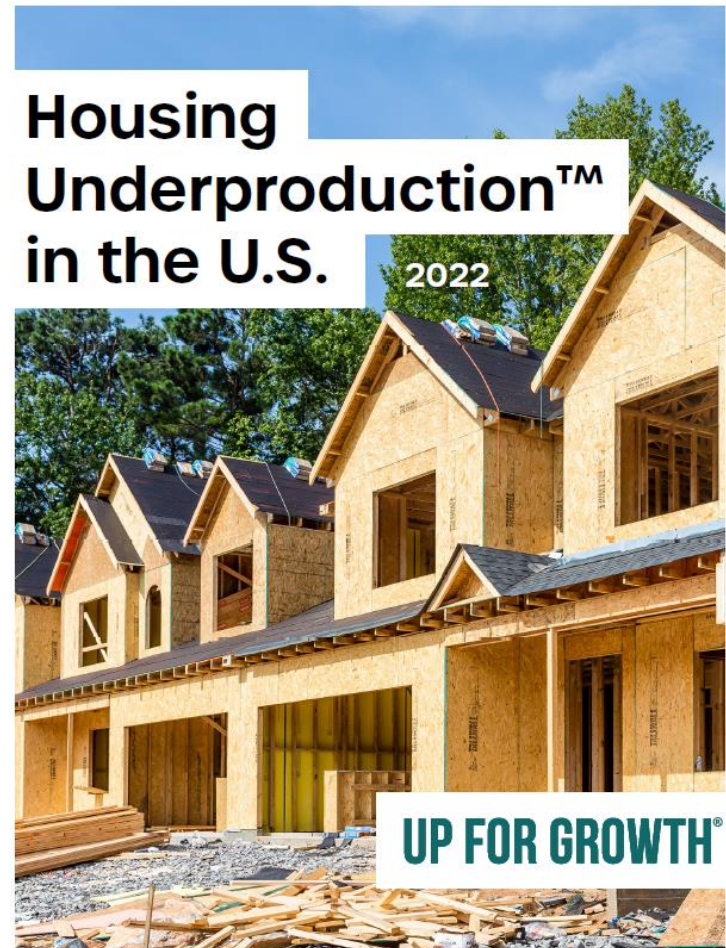
Baltimore Metro Area Residential Units Permitted 1965-2020



Trend, 2022 Report



- **46% reduction in Residential Units Permitted:**
 - 1965-2000: Average 14,630 units/year
 - 2001-2020: Average 7,939 units/year
- **Up for Growth estimates Baltimore metro housing shortage of 21,638 homes**
- **Report recommends additional housing in:**
 - High opportunity areas
 - Areas with lots of jobs and little housing
 - Areas that are walkable and/or served by transit.



Housing Committee



- Serves as:
 - Regular forum for communication with stakeholders regarding implementation of fair housing plans.
 - Forum for discussion of key Baltimore-area housing issues
- December 1 virtual meeting will focus on tight housing market:
 - Lisa Sturtevant, Bright MLS
 - Mike Kingsella, Up for Growth
 - Sheila White, Arundel Community Development Services



TRANSPORTATION



01

December
Thursday

2:00 pm - 3:30 pm

VIRTUAL MEETING

ADD TO CALENDAR

BMC's Housing Committee among the Baltimore Region private-sector stakeholders implementation in the meeting.

BMC's offices are closed Coronavirus (COVID-19). meetings will take place Join this meeting from your device.

JOIN MEETING

For More Information

Dan Pontious | Housing Policy Coordinator

410-732-0500 x1055 | dpontious@baltometro.org | www.baltometro.org



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