

**THIS IS A DRAFT AND WILL BE REPLACED BY THE FINAL, SIGNED
ORDINANCE OR RESOLUTION ADOPTED BY THE CITY COUNCIL.**

ORDINANCE

**AUTHORIZING SOURCE OF INCOME PROTECTIONS FOR
VETERANS WITHIN THE JURISDICTION OF THE CITY OF SAN
ANTONIO.**

* * * * *

WHEREAS, the City of San Antonio recognizes the importance of providing equal housing opportunities for all residents, including veterans who rely on federal housing assistance programs, such as Housing choice Vouchers (Section 8) and other services provided through the Veteran Assistance Supportive Housing (VASH) program; and

WHEREAS, Texas Local Government Code, Sec. 250.007 (b), authorizes the city to adopt an ordinance prohibiting the refusal to rent a housing accommodation to a military veteran because the veteran's lawful source of income to pay rent includes federal housing assistance programs; and

WHEREAS, as Military City, U.S.A., the City of San Antonio affirms its commitment to supporting the rights of veterans to live in safe, decent, and quality housing.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF
SAN ANTONIO:**

SECTION 1. Definitions

"Housing Provider" means a developer, owner, lessee, sublessee, assignee, that is offering to lease, sublease, or rent a housing accommodation to another person or group of people.

"Federal Housing Assistance Program" means federally assisted housing as defined in 24 C.F.R. § 5.100, as amended, and includes Housing Choice Vouchers and programs provided to veterans through the Veteran Assisted Supportive Housing Program (VASH). For purposes of this ordinance, Federal Housing Assistance Programs constitute lawful sources of income.

"Veteran" means a person that served in any branch of the United States Military.

SECTION 2. Prohibition of Source of Income Discrimination

A Housing Provider within the jurisdiction of the City of San Antonio that rents more than 4 (four) units, regardless of location is prohibited from refusing to lease or rent a housing accommodation to a Veteran because of the Veteran's lawful source of income to pay rent includes funding through a Federal Housing Assistance Program.

SECTION 3. Implementation and Enforcement

A Housing Provider is in violation of this Ordinance if the sole reason for refusing to rent a unit to a veteran is because the veteran was using assistance through a Federal Housing Assistance Program to pay the rent. The enforcement of this ordinance will be based on complaints and proactive monitoring. Veterans who believe they have been denied access to housing solely based on their use of a Federal Housing Assistance Program to pay the rent may initiate a complaint with the City by calling 311, the Neighborhood and Housing Services Department's Fair Housing Division or the Office of Compliance, Opportunity and Access. Complaints received by the City will be investigated by the City's Fair Housing Division. After delivering notice to both the owner and management agent and upon finding that a violation of this Ordinance has occurred, the City will initiate the following measures to enforce this Ordinance:

- a. The first violation will result in a written warning to the Housing Provider.
- b. A second violation will result in mandatory compliance training to be completed within 30 days.
- c. A Third Violation will result in a fee of \$500 that will be assessed against the Housing Provider to recover administrative expenses associated with the compliance monitoring.
- d. Further violations after the third violation will result in an additional fee of \$500 per violation and the complaint being forwarded to the City Attorney's Office for enforcement through any additional means provided by law.

SECTION 4. Notice and Publicity

The City of San Antonio shall provide notice of this Ordinance through various means to ensure Housing Providers and the public are aware of their rights and responsibilities under this ordinance, including in a newspaper of general circulation as provided by law. Notice may include, but is not limited to, publication on the official City website, distribution to housing provider associations, and dissemination through local media outlets.

SECTION 5. Severability

If any section, subsection, sentence, clause, phrase, or portion of this ordinance is, for any reason, held to be invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision, and such holding shall not affect the validity of the remaining portions of this ordinance.

SECTION 6. The City Manager or designee will provide an update to City Council to reassess this Ordinance six months after its passage.

SECTION 7. This Ordinance is effective immediately upon the approval of eight affirmative votes; otherwise, it is effective ten days after passage.

PASSED and APPROVED this _____ day of May 2026.

MAYOR
Gina Ortiz Jones

ATTEST:

APPROVED AS TO FORM:

Debbie Racca-Sittre, City Clerk

Andrew Segovia, City Attorney

DRAFT

Item #9
Source of Income
Protections for Veterans

May 7, 2026



Housing Voucher Overview

Housing Voucher Program: Federal Voucher programs cover the difference between 30% of a household's income and rent at a private apartment

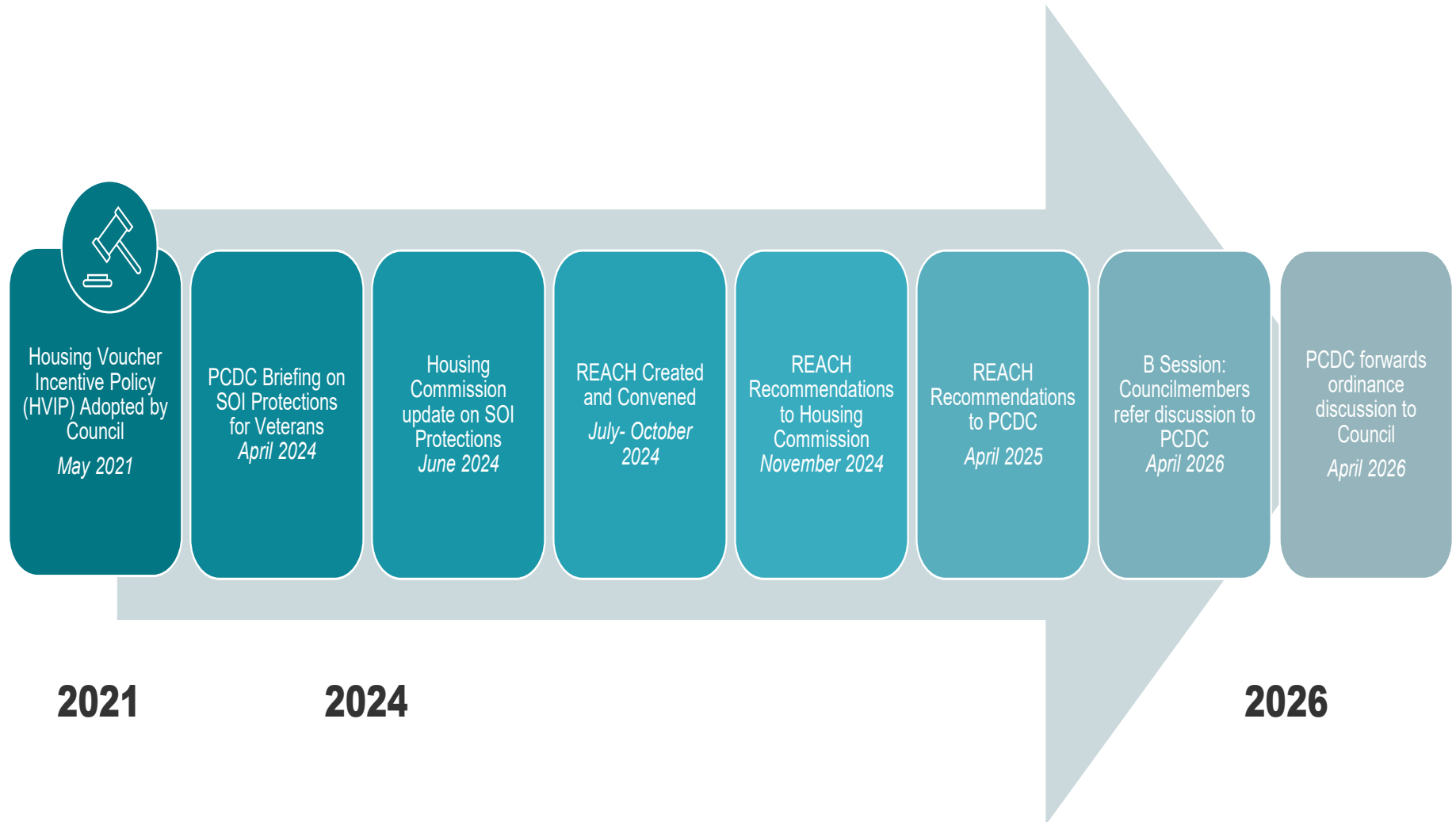
Administration: Voucher programs are administered by Opportunity Home and Housing Authority of Bexar County in San Antonio

Voucher Types: Most common are Housing Choice Vouchers, or Section 8, and Veterans Affairs Supportive Housing (VASH)

Texas Pre-emptions:

- Texas cities can include Source of Income (SOI) protections in incentive awards **and** adopt SOI protections for all properties, *for veterans only*
- Texas cities cannot adopt citywide protections for every person, in every property

Discussions on Source of Income



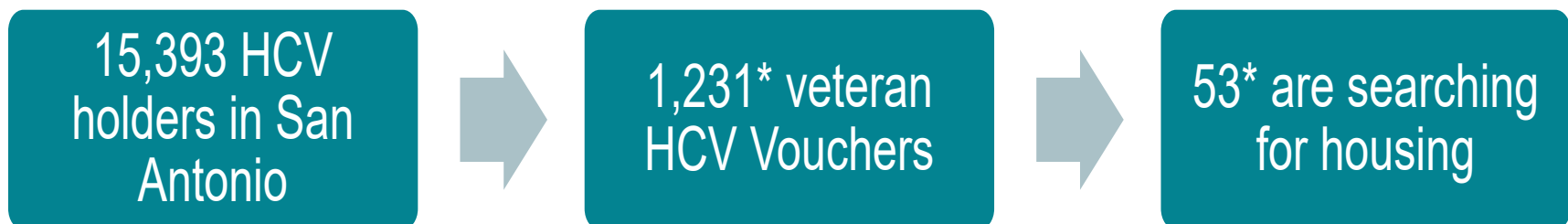
Veterans & Vouchers in San Antonio

- 90,474 Veterans in San Antonio
 - 36 VASH voucher holders searching for housing (down from 109 in October 2024)
 - Estimated 61 HCV veteran voucher holders searching for housing

Veterans Affairs Supportive Housing (VASH) Vouchers



Housing Choice Vouchers (HCV)



* Estimate as of May 6, 2026

Data courtesy of Opportunity Home & Housing Authority of Bexar County, April 2026

Considerations



On April 28, 2026, Planning and Community Development Committee discussed a proposed ordinance:

- **Applicability**
 - Begin with large, multifamily developments
 - Exempt small portfolios, such as properties with four or fewer units
- **Enforcement**
 - Reactive, relying on complaints / reported violations
 - Non-criminal penalties
- **Education & Outreach**
 - For veteran voucher holders
 - For rental owners and operators

PCDC Feedback



PCDC members requested the proposed ordinance include:

Applicability

- Applicable to providers with five or more residential units (exempting owners with 4 or fewer units)

Violations and Penalties

- Violations reported to 311 or Neighborhood & Housing Services
- Violations subject to escalating penalties

Evaluation Period

- Evaluate implementation after 6 months

Proposed Ordinance

- Ordinance establishes source of income protections for veterans
 - Applies to housing providers renting 5 or more housing units, regardless of location
 - **Enforcement:** City to investigate reported violations on a case-by-case basis by utilizing Bexar County ownership records or other tools
 - Violations subject to escalating penalties (non-criminal)
 - **First offense:** written warning
 - **Second offense:** mandatory training
 - **Third offense:** \$500 fee + City attorney referral
- Staff will brief PCDC on the implementation of the ordinance six months following approval
- Staff will coordinate with stakeholders to inform housing providers and renters of new veteran protections and requirements

Thank you!

