

Veteran Source of Income Protections Frequently Asked Questions: Property Owners & Managers

Effective May 8, 2026 the City of San Antonio passed an ordinance to ensure veterans with federal housing supports will not be discriminated against for using their lawful source of income to pay rent. This ordinance applies to owners of five or more rental units within City limits. Subject owners cannot deny an applicant or end a tenancy on the basis that the veteran uses a housing voucher if they are otherwise qualified.

Please note, if you have received city incentives of any kind since May 2021, the Housing Voucher Incentive Policy requires that you accept vouchers as a source of income regardless of veteran status at that property.

This document contains answers to the most frequently asked questions from property owners and managers about this ordinance. Additional questions can be sent to housingpolicy@sanantonio.gov or by calling 311. You can read the ordinance by clicking [here](#).

What does the Source of Income Protections for Veterans Ordinance do?

The Ordinance ensures veterans who are otherwise qualified to rent from a property are not denied because of their source of income, such as a voucher.

It applies to housing providers who own or operate 5 or more rental units (5 or more doors) in the City of San Antonio's jurisdiction. The purpose is to prevent discrimination against veterans using vouchers to pay for housing.

Do I have to accept a voucher holder even if they can't afford the rent with the voucher?

No. Owners can apply other legal, reasonable, and legitimate income qualification requirements when considering the eligibility of any renter. You should document your rental application criteria to help avoid the appearance of discrimination. For example, document policies related to income, criminal and background check requirements, credit and rental history, and ensure those policies apply to all applicants and not only specific groups.

How is a complaint filed?

A veteran who suspects they've been denied housing or has had their tenancy ended because they use a voucher can report the incident to the City by calling 311 or the City of San Antonio's Fair Housing Program at 210-207-5309. Or online at: www.sa.gov/Directories/Departments/NHSD/Housing-Support/Counseling-Mediation/Discrimination-Complaints

What does an investigation look like?

A city staff member will follow up with the complainant, housing provider, and any witnesses to gather information. Following investigation, all parties will be notified of status including whether violation enforcement will be required.

What happens if an owner is found to be in violation of the ordinance?

Violations are subject to escalating penalties:

- First offense: written warning
- Second offense: mandatory training
- Third offense: \$500 fee and City attorney referral.

Penalties are civil not criminal.

What legal Sources of Income are included?

For purposes of this ordinance, Federal Housing Assistance Programs constitute lawful sources of



income. Such programs include Housing Choice Vouchers and programs provided to veterans through the Veteran Assisted Supportive Housing Program (VASH).

How do we know if a person with a Housing Choice Voucher is a veteran?

They would need to disclose their veteran status when applying.

Does having a complaint filed against me, put me on a list even if no violation was found?

A complaint closed without issue will not “count” against you and will not impact future investigations.

If my property fails a Housing Authority inspection, am I required to make changes to pass?

No. If your property does not pass a pre-qualifying inspection, you may be asked to show documentation that the property did not pass. If significant upgrades have been made to the property after a failed inspection, another inspection may be necessary.

What if a unit on my rental property failed an inspection in the past and a different veteran voucher applicant expresses interest in that unit?

- If you were not able to make the changes needed to the unit to pass inspection, you should disclose that the unit failed an inspection to the veteran, and be able to demonstrate that no change had been made. However, if a veteran who meets other lease requirements still requests moving forward, another inspection will need to occur.
- You should keep documentation of failed inspections. A failed inspection letter would be sufficient proof that you gave reasonable attempt to comply with the ordinance.
- Keep in mind inspection standards change and are done on a unit by unit basis so you may need to have another inspection in the future.

What happens if I share ownership with others? If I have only a percentage share in an entity that owns property – how does that factor into the counting the number of units owned?

If the entity has 5 or more units in the City of San Antonio’s jurisdiction, all owners may be held accountable for any outcomes related to an investigation.

How does this conflict with national- and state-level fair housing laws?

There is no conflict.

Do you have to take your house off the market while going through the inspection process?

No. If there are multiple applications for a single unit, there are no requirements to keep the unit off the market.

ORDINANCE 2026-05-07-0295

**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, or assignee 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 5 (five) 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 additional fees 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 7th day of May, 2026.



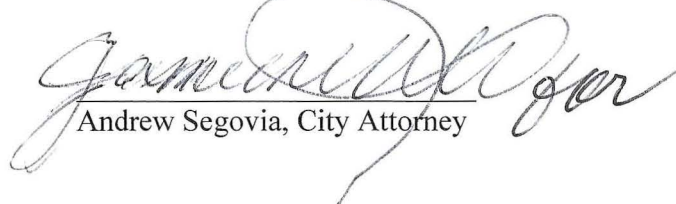
MAYOR
Gina Ortiz Jones

ATTEST:



Debbie Racca-Sittre
Debbie Racca-Sittre, City Clerk

APPROVED AS TO FORM:



Andrew Segovia
Andrew Segovia, City Attorney



**City of San Antonio
City Council Meeting
May 7, 2026**

9.

2026-05-07-0295

Ordinance creating Source of Income Protections for veterans in San Antonio. [Justina Tate, Interim Assistant City Manager; Veronica Garcia, Director, Neighborhood & Housing Services Department]

Councilmember McKee-Rodriguez moved to Approve. Councilmember Kaur seconded the motion. The motion prevailed by the following vote:

Aye: McKee-Rodriguez, Mungia, Castillo, Galvan, Jones, Kaur, Viagran, Alderete
Gavito, Meza Gonzalez, Spears, Whyte

Councilmember Jones moved to Amendment 1. Councilmember Galvan seconded the motion. The motion prevailed by the following vote:

Aye: McKee-Rodriguez, Mungia, Galvan, Jones
No: Kaur, Viagran, Castillo, Alderete Gavito, Meza Gonzalez, Spears, Whyte