



# City of San Antonio

## Agenda Memorandum

**File Number:**  
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**Agenda Item Number:** 4

**Agenda Date:** April 25, 2024

**In Control:** Planning and Community Development Committee

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**DEPARTMENT:** Neighborhood and Housing Services

**DEPARTMENT HEAD:** Veronica Garcia, Director

**COUNCIL DISTRICTS IMPACTED:** Citywide

**SUBJECT:**

Briefing on Source of Income Protections in Rental Properties for Veterans

**SUMMARY:**

Briefing on Source of Income Protections in Rental Properties for Veterans.

**BACKGROUND INFORMATION:**

In December 2021, the City adopted the Strategic Housing Implementation Plan (SHIP.) The SHIP includes strategies to increase awareness of renter and housing provider rights and responsibilities as well as to increase access to more properties for people who use vouchers.

In 2021, the City adopted the Housing Voucher Incentive Program (HVIP) to support veterans and others who receive federal housing assistance to have access to City-incentivized housing options.

In 2023, Council passed a Resolution affirming the rights of renters to live in safe, decent, and

quality housing; to live free of retaliation and discrimination and to exercise their rights under local, state, and federal laws, including the HVIP. The City also launched RentWise SA, a Rights & Responsibilities Campaign, for renters and housing providers to ensure awareness of local, state, and federal protections.

**ISSUE:**

Source of Income (SOI) pertains to a resident's lawful earnings or funds to secure rental housing. This can include earnings from employment, pensions, or veteran's benefits such as Veterans Affairs Supporting Housing (HUD-VASH). SOI protections ensure that qualified renters have access to housing and are not turned away on the basis of their lawful source of income.

Texas statute provides cities limited authority to adopt SOI protection ordinances. Per the statute cities can:

- Include SOI protections for all renters in any properties that receive City incentives, and;
- Adopt SOI protections for veterans only in all properties within city limits.

The City has implemented existing protections for voucher holders within City-incentivized properties. Staff will provide a briefing on current efforts for Committee discussion.

**FISCAL IMPACT:**

This item is for briefing purposes only. There is no fiscal impact.

**ALTERNATIVES:**

This item is for briefing purposes only.

**RECOMMENDATION:**

This item is for briefing purposes only.