

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

RESOLUTION

SUPPORTING THE RIGHTS OF TENANTS 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 TO ENSURE THE HEALTH AND SAFETY OF TENANTS IN THE CITY OF SAN ANTONIO IN FURTHERANCE OF THE GOALS OF THE CITY'S STRATEGIC HOUSING IMPLEMENTATION PLAN.

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WHEREAS, the City of San Antonio recognizes that adequate housing is fundamental to an individual or family's ability to live in stability, dignity, and good health; and

WHEREAS, the cornerstone of the City's affordable housing initiatives is the adoption of the Strategic Housing Implementation Plan (SHIP) on December 16, 2021, which, among other aspirations, seeks to ensure accountability to the public and protect & promote neighborhoods by developing a public information campaign on Fair Housing Laws and tenant rights; and

WHEREAS, the City of San Antonio supports the rights of tenants to be provided clear and accurate information pertaining to tenants' rights under the City's Notice of Tenants' Rights ordinance and to pursue action under the federal and Texas Fair Housing Acts, the federal Violence against Women Act, the Texas Property Code, and the City's Property Maintenance Code to ensure their right to quality housing is protected.

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

SECTION 1. The City of San Antonio supports the rights of tenants to live with dignity and in safe, quality and affordable housing and will continue its efforts to expand the availability of affordable housing across a broad spectrum of initiatives and programs.

SECTION 2. The City of San Antonio supports the ability of tenants to exercise their rights under section 92.331 of the Texas Property Code to be free from retaliation from landlords.

SECTION 3. The City of San Antonio supports the rights of tenants to not be discriminated against based on their race, color, national origin, religion, sex, familial status, disability, marital status, sexual orientation, gender identity, being a victim of domestic violence, sexual assault or stalking under the federal and Texas Fair Housing Acts and the federal Violence Against Women Act.

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___/___/2023

Item No.

SECTION 4. The City of San Antonio supports a tenants' right to have safe and healthy living conditions as provided in section 92.056 of the Texas Property Code and that property owners are required to comply with the San Antonio Property Maintenance Code which outlines the minimum local standards for premises and structures, lighting, ventilation, space, heating, sanitation, protection from the elements, fire and other hazard safety, to protect the public health, welfare, and safety of residents. The City also supports the Landlord and Tenant Remedies outlined in this section of the Texas Property Code that provides the ability for tenants to deduct repairs from the rent if specific requirements are met.

SECTION 5. The City of San Antonio supports the protections is section 92.103 of the Texas Property Code that prohibits landlords to wrongfully withhold a tenants' personal property or security deposit.

SECTION 6. The City of San Antonio recognizes the importance of section 92.024 in the Texas Property Code that requires landlords to provide a copy of the lease including leases that are renewed.

SECTION 7. The City of San Antonio supports the rights of tenants to be provided clear and accurate information pertaining to a tenant's rights under the City's Notice of Tenants' Rights that was adopted in June of 2020.

Section 8. The City of San Antonio is Military USA and supports veterans to have access to affordable housing without discrimination by landlords based on their source of income as recognized by Texas Local Government Code, Sec. 250.007 (b).

SECTION 9. The City Council resolves that public awareness of the rights identified herein is critical to the effectiveness of the City's Strategic Housing Implementation Plan, as lack of awareness of these rights adds to the barriers to the ability of renters to find and live in housing that is safe, decent and affordable.

PASSED and APPROVED on the ___ day of _____, 2023.

M A Y O R

Ron Nirenberg

ATTEST:

APPROVED AS TO FORM:

Debbie Racca-Sittre, City Clerk

Andrew Segovia, City Attorney