

ORDINANCE NO. 2025-0014

AN ORDINANCE OF THE CITY OF ALVARADO, TEXAS, PROHIBITING DISCRIMINATION IN HOUSING; PROVIDING FOR COMPLAINT PROCEDURES; PROVIDING THAT THIS ORDINANCE IS CUMULATIVE OF ALL ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY FOR VIOLATIONS; PROVIDING A SAVINGS CLAUSE; PROVIDING A PUBLICATION CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Alvarado, Texas (the "City"), is a home rule municipality located in Johnson County, created in accordance with the provisions of Chapter 9 of the Local Government Code and operating pursuant to the enabling legislation of the State of Texas; and

WHEREAS, the City finds it in the public interest to ensure that all individuals have equal access to housing opportunities; and

WHEREAS, the federal Fair Housing Act prohibits discrimination in housing on the basis of race, color, religion, sex, disability, familial status, or national origin; and

WHEREAS, the City formally prohibits discrimination in housing on the basis of race, color, religion, sex, disability, familial status, or national origin; and

WHEREAS, April marks the anniversary of the enactment of the Fair Housing Act of 1968; and

WHEREAS, the City supports equal housing opportunities for all residents; and

WHEREAS, the City desires to designate April as Fair Housing Month.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ALVARADO, TEXAS:

SECTION 1.

It is the policy of the City of Alvarado to promote fair housing practices throughout the City and to ensure that all persons, regardless of race, color, religion, sex, national origin, disability, or familial status, have the same rights to reside in, purchase, lease, sell, or finance housing in the City.

SECTION 2.

No person shall:

- a) Refuse to sell or rent housing to any person because of race, color, religion, sex, disability, familial status, or national origin.

- b) Discriminate in terms, conditions, or privileges of sale or rental.
- c) Falsely represent the availability of housing.
- d) Engage in intimidation or interference related to a person's housing rights.

SECTION 3.

Any person who believes they have been a victim of housing discrimination may file a complaint with:

- The City Manager's Office or designee, and/or
- The U.S. Department of Housing and Urban Development (HUD).

Complaints to the City must be filed within one hundred and eighty (180) days of the alleged act of discrimination. The City will acknowledge receipt within ten (10) days and conduct a review within thirty (30) days.

SECTION 4.

This Ordinance shall be cumulative of all provisions of ordinances and of the Alvarado Code, as amended, except where the provisions of this Ordinance are in direct conflict with the provisions of such ordinances and such Code, in which event the conflicting provisions of such ordinances and such Code are hereby repealed.

SECTION 5.

It is hereby declared to be the intention of the City Council that the phrases, clauses, sentences, paragraphs, and sections of this Ordinance are severable, and if any phrase, clause sentence, paragraph, or section of this Ordinance shall be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs, and sections of this Ordinance, since the same would have been enacted by the City Council without the incorporation in this Ordinance of any such unconstitutional phrase, clause, sentence, paragraph, or section.

SECTION 6.

All rights or remedies of the City of Alvarado, Texas are expressly saved as to any and all violations of any ordinance affecting fair housing standards that have accrued at the time of the effective date of this Ordinance; and, as to such accrued violations and all pending litigation, both civil and criminal, whether pending in court or not, same shall not be affected by this Ordinance but may be prosecuted until final disposition by the courts.

SECTION 7.

Any person, firm, or corporation who violates any provision of this Ordinance as adopted by the City Council of the City of Alvarado shall be deemed guilty of a misdemeanor and, upon conviction thereof, shall be punished by a fine as provided in Section 9-67 of the Code of Ordinances, City of Alvarado, Texas. Each day any such violation or violations exist shall constitute a separate offense and shall be punishable as such.

SECTION 8.

The City Secretary is hereby directed to publish the caption and penalty clause of this Ordinance as required by law.

SECTION 9.

Violations of this Ordinance may be referred to HUD or appropriate legal authorities. The City will support all state and federal investigations regarding fair housing.

SECTION 10.

The City hereby designates the month of April as Fair Housing Month.

SECTION 11.

The City authorizes the City Manager to enforce this Ordinance prohibiting discriminatory practices in housing on the City's behalf.

SECTION 12.

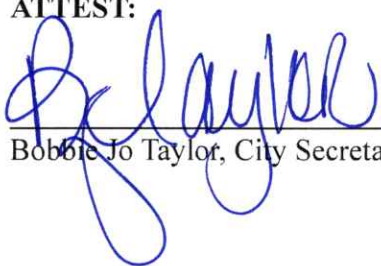
This Ordinance shall take effect upon its passage and publication as required by law, and it is so Ordained.

PASSED AND APPROVED on this the 18th day of August, 2025.



Jacob Wheat, Mayor

ATTEST:



Bobbie Jo Taylor, City Secretary

