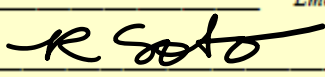




***UDC Amendment Request Application for Internal Parties***  
***(City of San Antonio Departments)***

**Part 1. Applicant Information**

Name: Veronica Soto Organization (if applicable): NHSD  
Address: 100 W Houston St  
Phone: 210-207-6620 Email: veronica.soto@sanantonio.gov  
Signature:  Date: 1/26/2022  
(Include title if representing a governmental agency or public/private organization)

**Part 2. Basis for Update (check only one)**

- ☐ Clarification amendments to provide for ease of interpretation and understanding of the existing provisions of the UDC  
(Note: Clarification amendments should not change or alter the intent or meaning of existing UDC provisions)
- ☐ Editing change that does not alter the impact of the provisions being addressed including changes such as spelling, grammar correction, formatting, text selection, or addition of text in compliance with existing ordinance, statutes or case law
- ☐ Completed Rule Interpretation Determination (RID)
- ☐ Requested by the Zoning Commission, Planning Commission, Board of Adjustment, HDRC, City Council or other appropriate city board or council (CCR, resolution or signature of the chairperson is required)
- ☒ City of San Antonio Staff Amendment

**Part 3. Reason(s) for Update (check all that apply)**

- ☐ Modify procedures and standards for workability and administrative efficiency
- ☐ Eliminate unnecessary development costs
- ☐ Update the procedures and standards to reflect changes in the law or the state of the art in land use planning and urban design
- ☒ See Part 4 (if none of the provided choices in this section apply, please discuss the reasons for the proposed update in Part 4)

**Part 4. Summary of Proposed Update with Suggested Text (see application instructions)**

This update makes the language in Appendix A of the UDC for the definition of affordability consistent with that approved by City Council as recommended by the Housing Commission.

It also provides a clarification on the definition of floor area. The Definition as approved on December 12, 2021 is that rental is affordable up to 80% AMI and homeownership is affordable up to 120%.

The definition also includes a very affordable definition of up to 60% AMI for rental and 80% AMI for ownership.



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## *UDC 2021 Proposed Amendment*

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**Amendment 23-7****Applicant:****Amendment Title** – ‘Sec. 35-A101. – Definitions and Rules of Interpretations.’**Amendment Language:**

Affordable ~~Low-income~~ housing. Housing with a housing ratio requirement and affordability period and is income restricted as follows:

- (1) reserved for rental ~~occupancy or ownership~~ by persons or households whose annual gross income does not exceed sixty (60) ~~eighty (80)~~ percent of the area median ~~household gross~~ income (AMI)
- (2) reserved for ownership by households whose annual gross income does not exceed one hundred and twenty (120) percent of the area median income (AMI).

Area median income as defined by the US Housing and Urban Development, is for households of the same size in the San Antonio-New Braunfels metropolitan statistical area, ~~as defined by the U.S. Department of Housing and Urban development. in 24 C.F.R., Part 813.~~

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Deeply Affordable ~~Very-low-income~~ housing. Housing with a housing ratio requirement and affordability period and is income restricted as follows:

- (1) reserved for rental ~~occupancy or ownership~~ by persons or households whose annual gross income does not exceed thirty (30) ~~fifty (50)~~ percent of the area median ~~household gross~~ income (AMI)
- (2) reserved for ownership by households whose annual gross income does not exceed eighty (80) percent of the area median income (AMI).

Area median income as defined by the US Housing and Urban Development, is for households of the same size in the San Antonio-New Braunfels metropolitan statistical area, ~~as defined by the U.S. Department of Housing and Urban development. in 24 C.F.R., Part 813.~~

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Gross Floor area. The sum of the gross horizontal *areas* of all *floors* of a structure, including interior balconies and mezzanines, measured from the exterior face of exterior walls, or from the centerline of a wall separating two (2) structures. The *floor area* shall include the *area* of roofed porches having more than one (1) wall and of accessory structures on the same lot. Stairwells and elevator shafts shall be excluded.

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