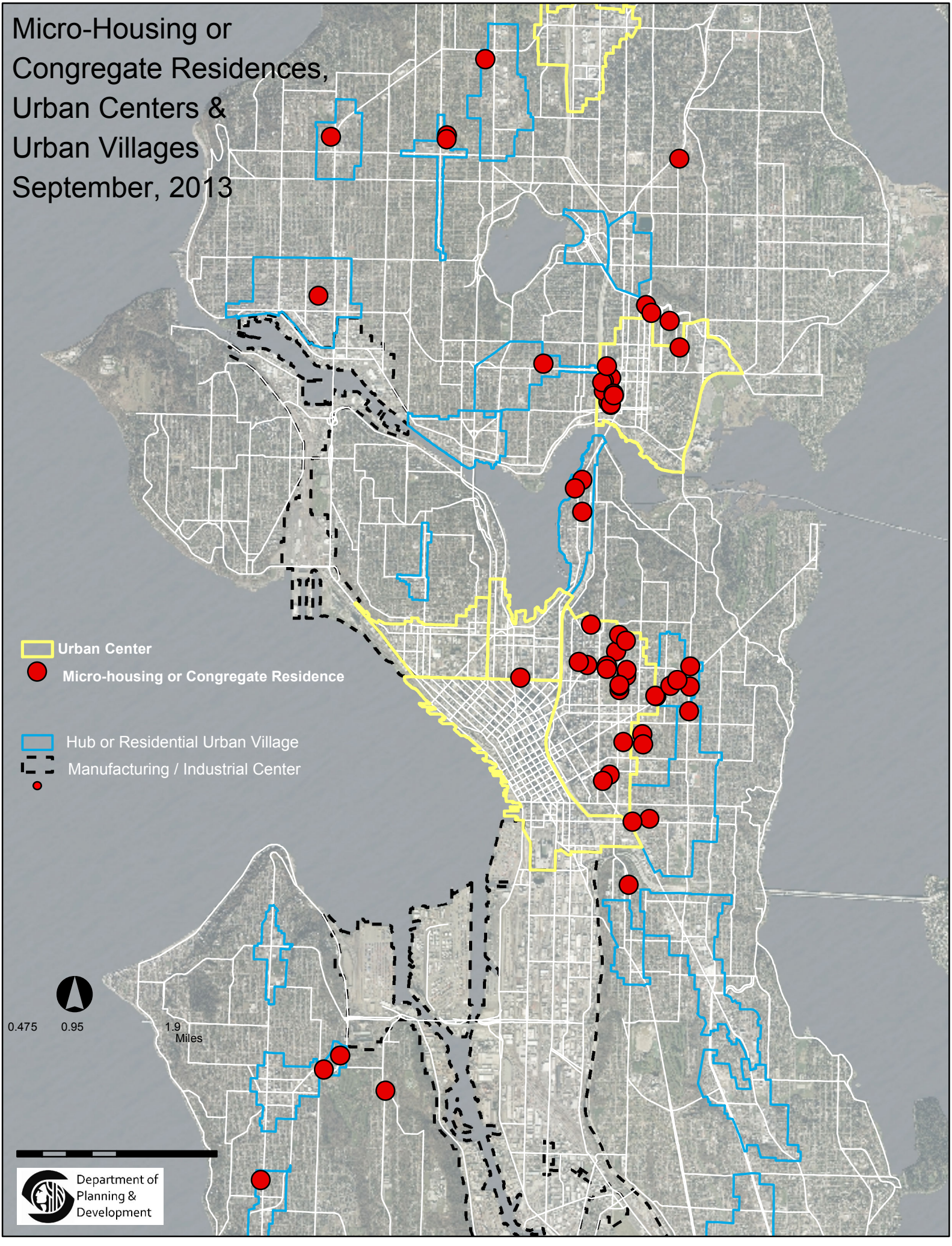
Micro-Housing Tracking List - September 19, 2013*

* Reflects projects compiled by DPD planning staff based on available information as of the listed date.

ID	Permit Number	Permit Issue Date	Zone	Site Address	Stories above grade	Building GSF	Dwelling Units	Micros or Sleeping Room
Lowrise (LR) Zones								
1	6207259	10/5/2012	LR2	4548 DELRIDGE WAY SW, SEATTLE, WA 9810	3	2,058	2	16
2	6280295	5/9/2012	LR3	116 13TH AVE E, SEATTLE, WA 98102	4	17,562	8	57
3	6298564	8/28/2012	LR3	1720 E OLIVE ST, SEATTLE, WA 98122	4	7,195	4	27
4	6276785	8/28/2012	LR3	1728 E OLIVE ST, SEATTLE, WA 98122	4	7,195	8	27
5	6189533	10/23/2012	LR3	1806 23RD AVE, SEATTLE, WA 98122	4	22,615	8	61
6	6310638	11/27/2012	LR3	2371 FRANKLIN AVE E, SEATTLE, WA 98102	4	11,614	5	39
7	6240580	9/13/2010	LR3	310 17TH AVE S, SEATTLE, WA 98144	3	9,206	4	32
8	6108944 3005619	9/9/2008, 8/11/2008 (DR)	LR3	4047 8TH AVE NE, SEATTLE, WA 98105 **(Congregate)**	3	7,421	1	30
9	6289155	4/12/2012	LR3	422 11TH AVE E, SEATTLE, WA 98102	4	11,560	8	53
10	6297728	In progress	LR3	4229 7TH AVE NE, SEATTLE, WA 98105 **(Congregate)**	2	2,650	1	10
11	6227314	11/5/2010	LR3	4309 7TH AVE NE, SEATTLE, WA 98105	3	11,570	6	47
12	6297397	8/29/2012	LR3	4324 8TH AVE NE, SEATTLE, WA 98105	4	14,029	7	50
13	6076829	1/11/2008	LR3	5628 UNIVERSITY WAY NE, SEATTLE, WA 98105	3	1,948	2	7
14	6255097	11/5/2010	LR3	660 NE 43RD ST, SEATTLE, WA 98105	3	1,772	1	7
15	6266965 6249289	5/27/2011	LR3	1304 E JOHN ST, 210 13TH AVE E	3	13,848	8	56
16	6308563	1/9/2013	LR2	918 N 103RD ST	3	8,532	4	27
17	6186026 6176747	1/13/2009	LR3	216 23RD AVE E., SEATTLE, WA 98112	3	4,517	6	46
18	6310214	4/26/2013	LR3	621 12TH AVE E	4	9,228	5	39
19	6306155	4/3/2013	LR3	1305 E MERCER ST **(Congregate)**	4	14,228	7	56
20	6305212	10/5/2012	LR3	4217 9TH AVE NE	4	7,590	8	29
21	6334523 3014488	In progress	LR3	2820 Eastlake Ave E **(Congregate)**	5	22,000	14	115
22	6343656	In progress	LR3	741 Harvard Ave E	5	10,300	7	56
23	3015455 6345955	In progress	LR3	5528 15th Ave NE **(Congregate)**	4	13,140	1	51
24	3015227 6350347	In progress	LR3	2719 Yale Ter E	3	13,153	8	40
25	6312605 3014407	In progress	LR2	1340 15th Ave S	3	6,813	3	24
26	6338691	In progress	LR3	1715 NW 58th St	4	9,970	6	48
27	6332903	In progress	LR3	8727 Phinney Ave N	4	11,717	6	44
53	6332906	In progress	LR3	8721 Phinney Ave N	6	10,775	6	54
43	6347879	1/4/2013	LR3	935 16th Ave. **(Congregate)**	3	3,691	1	10
44	6345862	5/8/2013	LR3	5720 15th Ave. NE	3	3,094	4	27
45	6309774	11/21/2012	LR3	4743 21st Ave. NE **(Congregate)**	4	9,343	1	42
49	6356725	In progress	LR3-RC	5949 California Ave. SW	4	8,841	5	38
50	6368799	In progess	LR3	4036 8th Ave. NE **(Congregate)**				
51	6368441	In progress	LR3	4032 8th Ave. NE				
54	6356290	In progress	LR3	111 21st Ave. E	4	19,072	8	64
55	6354898	In progress	LR3	4215 9th Ave. NE	4	7,404	8	30
56	6355143	In progress	LR3	200 10th Ave. E.	4	6,025	3	22
57	6355397	In progress	LR3	935 16th Ave.	4		6	48
58	3014561	In progress	LR3	1219 E. Marion St.	4		8	44
				LR zones subtotal	**Unit / Micro Totals =**		**198**	**1,473**
Midrise Residential (MR) Zones								
28	6300784	7/25/2012	MR	220 10TH AVE, SEATTLE, WA 98122	6	31,981	20	92
29	6301252	9/10/2012	MR	227 BOYLSTON AVE E **(Congregate)**	5	7,170	2	34
30	6278204	11/17/2011	MR	306 SUMMIT AVE E, SEATTLE, WA 98102	6	13,725	7	56
31	6281021	1/23/2012	MR	315 10TH AVE, SEATTLE, WA 98122	5	9,451	5	36
32	6294013	11/6/2012	MR	3266 SW AVALON WAY, SEATTLE, WA 98126	5	14,937	7	56
33	6249962	4/1/2011	MR	413 11TH AVE, SEATTLE, WA 98122	5	14,591	7	56
34	6284134	2/22/2012	MR	4516 7TH AVE NE, SEATTLE, WA 98105	5	11,804	6	47
36	6327295 3014342	In progress	MR	3050 SW Avalon Way **(Congregate)**	5	30,000	14	110
				MR zones subtotal	**Unit / Micro Totals =**		**68**	**487**
Other Zones								
46	6283699	In progress	NC2-40	1811 20TH AVE, SEATTLE, WA 98122	4	TBD	4	56
37	6283913	2/16/2012	NC2-40	4516 MERIDIAN AVE N, SEATTLE, WA 98103	4	11,910	4	40
38	6330639	1/18/2013	NC3-40	1728 12TH AVE, SEATTLE, WA	5	12,400	4	32
39	6263930	9/7/2012	NC3-40	1806 12TH AVE, SEATTLE, WA 98122	5	13,700	4	39
40	6277880	9/7/2012	NC3-40	1812 12TH AVE, SEATTLE, WA 98122	5	13,700	4	39
41	6327457	1/8/2013	NC2-40	143 NW 85th Street **(Congregate)**	5	12,318	4	46
42	6313078 3003274	1/29/2013 9/11/2008 (DR)	C1-65	8512 20TH AVE NE, SEATTLE, WA 9811	6	22,520	10	145
47	6361289	5/15/2013	C1-65	1510 NW 52nd St. - **(Congregate)**	5	14,777	1	50
48	6359948 3015154	In progress	NC2-40	1414 E. Yesler Way **(Congregate)**	4	TBD	1	175
52	3013263	In progress	DMC	2025 Terry Ave. **(Congregate) -** Cornish			1	220
				Other zones subtotal	**Unit / Micro Totals =**		**37**	**842**
						TOTAL	**303**	**2,802**


Micro-Housing or
Congregate Residences,
Urban Centers &
Urban Villages
September, 2013
Urban Center
Micro-housing or Congregate Residence
Hub or Residential Urban Village
Manufacturing / Industrial Center
0.475
0.95
1.9
Miles
Department of
Planning &
Development

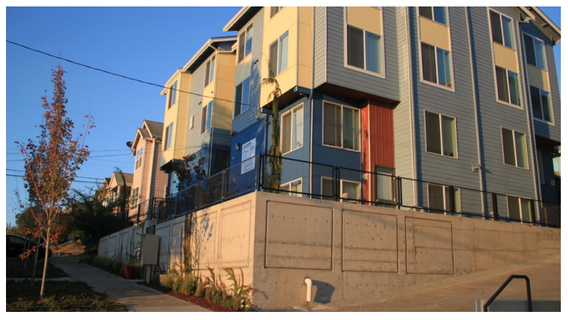
Micro-Housing Examples

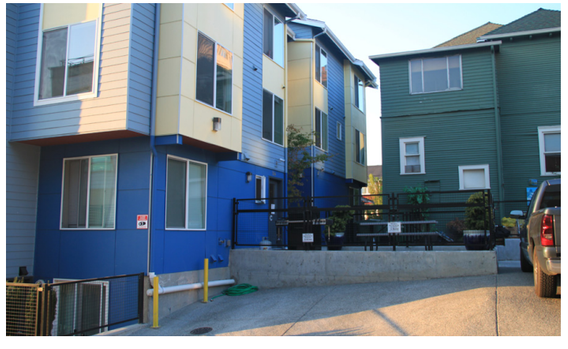
Capitol Hill
1304 E John St

LR3 Zoning

3 stories above grade,
1 story below grade

8 dwelling units
56 micros





International District
310 17th Ave S

LR3 Zoning

3-story above grade,
1-story below grade

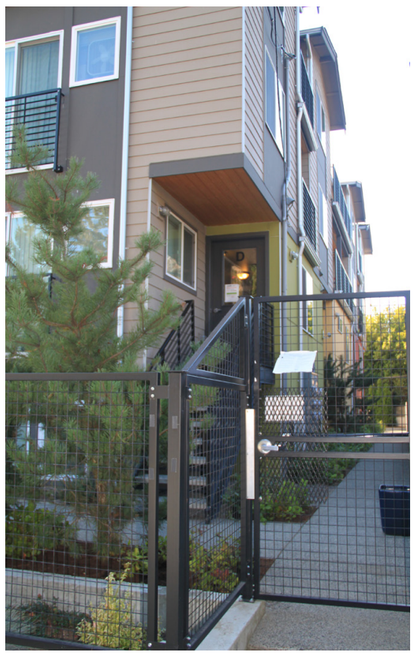
4 dwelling units
32 micros

University District
4047 8th Ave NE

LR3 Zoning

3 stories above grade,
1 story below grade

30 micros



University District
4309 7th Ave NE

LR3 Zoning

3 stories above grade,
1 story below grade

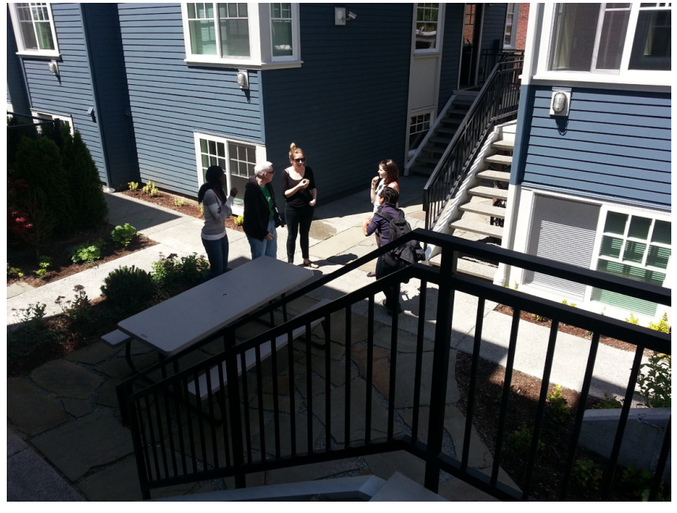
6 dwelling units
47 micros

Micro-Housing Examples

Exterior, Interior, Common Areas and Storage etc.

1304 E John St, 210 13TH AVE E (3 townhouse buildings)

LR3 | 8 dwelling units, 56 micros | 3 Stories above grade



Cortyard Common Area

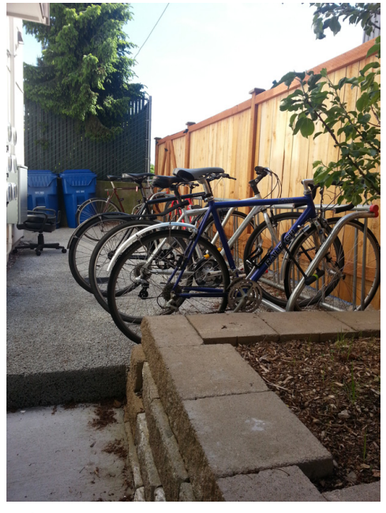
Rooftop Deck Common Area

Shared Kitchen

Micro Interior

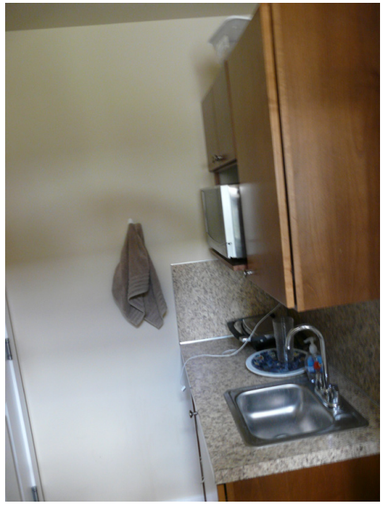
315 10th Ave (LEED Platinum)

MR | 5 dwelling units, 36 micros | 5 Stories above grade



Bike Storage Common Area

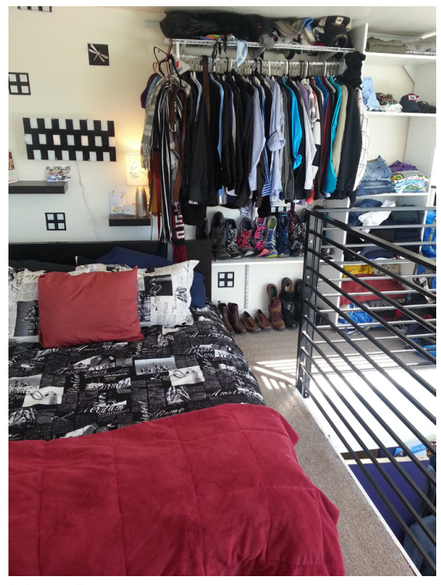
Shared Kitchen and Outdoor Seating



Micro Interior

306 Summit Ave E - MR | 7 dwelling units, 56 micros | 6 Stories above grade

Streetscape



Micro Interior

Shared Laundry Area

Micro-housing Volumes
& Expected Development Capacity

Micro-Housing Volumes

The city's tracking list for micro-apartments as of May 2013, identified a **total of 2,089 micro-apartments within 268 dwelling units, permitted or in permit processing.** The table below puts the amount of production in the context of overall housing unit production citywide. Years 2010 – 2013 are reviewed in the table, since only a few developments with micro-housing were identified in prior years. For the period 2010 – May, 2013 the total number of micro-apartments permitted or in the permitting process is 2005.

	Micro-Housing Production			**City-Wide Housing Production**	
Year	New Construction Permits * (% citywide total)	Dwelling Units (% citywide total)	Micros (% citywide total)	New Construction Permits*	Dwelling Units
2010	3 (0.6%)	11 (0.2%)	86 (1.9%)	490	4495
2011	3 (0.6%)	22 (0.5%)	168 (3.5%)	534	4762
2012	15 (2.0%)	98 (1.2%)	685 (8.1%)	760	8494
- May 2013*	19 (4.7%)	123 (4.8%)	1,066 (41.4%)	401	2574
2010-13	40 (1.8%)	254 (1.2%)	2005 (9.9%)	2,185	20,325

* For 2013, all developments with micro-housing are included even though many of those are in the permitting process and have not yet received a construction permit. This likely has the effect of overstating the percentage of housing production as micro-housing in 2013 to date, since citywide new construction permits only include complete and issued permits.

Observations that may be drawn from the table include:

- About 1.2% of the total dwelling units produced have included micro-housing
- About 1.8% of new construction permits have been for development with micro-housing
- Production of micros as a percentage of all dwelling units produced is about 9.9%

Expected Development Capacity

The amount of micro-housing production is also important to put in the context of the overall amount of expected development capacity. A majority of micro-apartment production has been in Lowrise and Midrise (LR and MR) multifamily zones. The zoning code for these multi-family zones was updated in 2009 and 2010, and there was extensive analysis on the expected zoning capacity done at that time. We can review that zoning capacity analysis and consider how much of the capacity is being consumed by micro-apartment production. Lowrise multifamily zones have been the most common location for micro-apartment development, and the comparison is provided below for the Lowrise zones.

Expected Capacity Under the new 2010 Lowrise Multifamily Zoning Code		Total Micro-Housing Production Per DPD Tracking List (% expected capacity in the zone)	
Zone	**Dwelling Units**	**Dwelling Units**	**Micros**
LR1	5,839	None identified (0%)	None identified (0%)
LR2	12,005	9 (0.07%)	67 (0.6%)
LR3	21,059	157 (0.75%)	1,138 (5.4%)

Observations that may be drawn from the table include:

- Micro-housing development is not apparent in the LR1 zone
- Micro-housing development is negligible as a proportion of expected development in the LR2 zone
- Micro-housing production is an appreciable quantity of expected development capacity in the LR3 zone, but the amount is still less than 1% when considering dwelling units, and around 5% when individual micros are considered as a percentage of expected dwelling units.

MICRO-HOUSING – FIRE SAFETY PROVISIONS IN THE BUILDING CODE

General Principles in Building Code (Fire Safety):

1. Early warning – let people know there's a problem before it's too late
2. Suppression – put out the fire before it grows too large
3. Containment – keep the fire from spreading too far
4. Structural protection – keep the structure standing long enough to get people out
5. Egress – get people out

As applied to micro-housing:

	Townhouse-Style Boarding House (Multi-Story)		**Apartment-Style Boarding House (Flats)**	**Townhouse (Multi-Story)[2]**	**Apartment or Townhouse**
Code	Building Code + Director's Rule	Building Code	Building Code	Residential Code	Building Code
Limitations	≤2000 sq ft ≤8 bedrooms	≤3200 sq ft ≤16 bedrooms[1]	≤3200 sq ft ≤16 bedrooms[1]	No limit on area No limit on bedrooms	≤4000 sq ft No limit on bedrooms
Early Warning	• Smoke alarms, interconnected within boarding house • Manual fire alarm system for building	• Smoke alarms, interconnected within boarding house • Manual fire alarm system for building[3]	• Smoke alarms, interconnected within boarding house • Manual fire alarm system for building	• Smoke alarms, interconnected within dwelling unit	• Smoke alarms, interconnected within dwelling unit • Manual fire alarm system for building
Suppression	• Automatic fire sprinkler system • Fire Dept standpipe[4]	• Automatic fire sprinkler system • Fire Dept standpipe[4]	• Automatic fire sprinkler system • Fire Dept standpipe	• None	• Automatic fire sprinkler system • Fire Dept standpipe
Containment	• Fire rated walls between bedrooms within boarding house • Fire-rated walls for common kitchen • Fire rated wall between each boarding house	• Fire-rated walls between bedrooms within boarding house • Fire-rated walls for common kitchen • Fire rated wall between at least every other boarding house[3]	• Fire-rated walls between bedrooms within boarding house • Fire-rated walls for common kitchen • Fire rated wall between each boarding house	• Fire rated wall between each dwelling unit • No fire rated walls within dwelling unit	• Fire rated wall between dwelling units • Fire rated wall between dwelling units and common spaces • No fire rated walls within dwelling unit
Structural Protection	• Fire protection if boarding house is >3 stories	• Fire protection if boarding house is >3 stories	• Fire protection if building is >2 stories	• None	• Fire protection if building is >2 stories[3]

Egress	• Egress path within boarding house protected by fire-rated walls and smoke-rated doors from bedrooms to outside—cannot pass through kitchen • Egress path direct to outside • Max. 125 feet of travel from any location in boarding house to exterior • Single stair allowed within boarding house • Secondary escape/rescue window from each sleeping area	• Egress path within boarding house protected by fire-rated walls and doors from bedrooms to outside—cannot pass through kitchen • Egress path direct to outside • Max. 125 feet of travel from any location in boarding house to stair • Single stair allowed within boarding house • Secondary escape/rescue window from each sleeping area[3]	• Egress path within boarding house protected by fire-rated walls and smoke-rated doors from bedrooms to corridor—cannot pass through kitchen • Egress path (corridor) protected by fire-rated walls and smoke-rated doors from door of boarding house to exit stair • Egress path (exit stair) protected by fire-rated walls and doors from corridor to exterior • Max. 125 feet of travel from any location in boarding house to a fire-rated exit stair or exterior • 2 protected exit stairs required, leading to outside • Note: Secondary escape/rescue window from each sleeping area not required	• No fire rated protection for egress path within dwelling unit • No limit on distance of travel to exit door • Secondary escape/rescue window from each sleeping area	• No fire rated protection for egress path within dwelling unit • Egress path (corridor) protected by fire-rated walls and smoke-rated doors from door of dwelling unit to exit stair • Egress path (exit stair) protected by fire-rated walls and doors from corridor to exterior • Max. 125 feet of travel from any location in boarding house to a fire-rated exit stair or exterior • 2 protected exit stairs required, leading to outside (option for enhanced single stair) • Note: Secondary escape/rescue window from each sleeping area not required
Other safety features	• CO alarms in each bedroom and min. 1 in common areas	• CO alarms in each bedroom and min. 1 in common areas	• CO alarms in each bedroom and min. 1 in common areas	• CO alarm outside bedrooms in each dwelling unit	• CO alarm outside bedrooms in each dwelling unit

1. Although 16 is allowed by the Building Code, typical designs limit the number of bedrooms to 8 to comply with Land Use Code definitions for a dwelling unit.
2. Maximum 3 stories
3. Provided if certain design option selected by designer.
4. Not required if sprinklered to higher standard, and furthest unit is not too far from Fire Dept access to lot

Note: Items listed above are illustrative of typical 5-story designs, and do not encompass all code requirements for all micro-housing buildings. Designer choices may change the application of some of the items.

City of Seattle
Department of Planning and Development

List of Relevant Definitions and Standards

Term	Code	Code Section	Definition
Dwelling Unit	Residential Code	R202	A single unit providing complete independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking and sanitation. Dwelling unitsmay also include the following uses: 1. Adult family homes, foster family care homes and family child day care homes licensed by the Washington State Department of Social and Health Services. 2. Offices, mercantile, food preparation for off-site consumption, personal care salons or similar uses that are conducted primarily by the occupants of the dwelling unit and are secondary to the use of the unit for dwelling purposes, and that do not exceed 500 square feet (46.4 m2). 3. Owner-occupied dwellings with five or fewer guest rooms.
Dwelling Unit	Building Code	202	A single unit providing complete, independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking, and sanitation.
Dwelling Unit	Land Use Code	SMC 23.84A.008 "D."	Dwelling unit" means a room or rooms located within a structure, designed, arranged, occupied or intended to be occupied by not more than one household as living accommodations independent from any other household. The existence of a food preparation area within the room or rooms shall be evidence of the existence of a dwelling unit. "Dwelling unit, accessory." See "Residential use." "Dwelling unit, detached accessory." Also known as a backyard cottage. See "detached accessory dwelling unit" under the definition of "Residential use" in Section 23.84A.032.
Dwelling unit	Housing and Building Maintenance Code	22.204.050	means a building or portion of a building intended to be occupied by one (1) family and containing sleeping, eating, cooking and sanitation facilities required by this Code.
Efficiency dwelling units	Building Code	1208.4	An efficiency living unit shall conform to the requirement of the code except as modified herein: 1. The unit shall have a living room of not less than 220 square feet (20.4 m2) of floor area. An additional 100 square feet (9.3 m2) of floor area shall be provided for each occupant of such unit in excess of two. 2. The unit shall be provided with a separate closet. 3. The unit shall be provided with a kitchen sink, cook- ing appliance and refrigeration facilities, each having a clear working space of not less than 30 inches (762 mm) in front. Light and ventilation conforming to this code shall be provided. 4. The unit shall be provided with a separate bathroom containing a water closet, lavatory and bathtub or shower.
Sleeping Unit	Building Code	202	A room or space in which people sleep, which can also include permanent provisions for living, eating, and either sanitation or kitchen facilities but not both. Such rooms and spaces that are also part of a dwelling unit are not sleeping units. Other habitable rooms shall have a net floor area of not less than 70 square feet.
Room area	Building Code	1208.3	Every dwelling unit shall have at least one room that shall have not less than 120 square feet (13.9 m^2) of net floor area. Other habitable rooms shall have a net floor area of not less than 70 square feet (6.5 m^2).
Living Space	Residential Code	R202	Space within a dwelling unit utilized for living, sleeping, eating, cooking, bathing, washing and sanitation purposes.
Kitchen / Food preparation area	Land Use Code	SMC 23.84A.012 "F."	means a room or portion of a room designed, arranged, intended or used for cooking or otherwise making food ready for consumption.
Kitchen	Residential Code	R202	Kitchen shall mean an area used, or designated to be used, for the preparation of food.
Kitchen	Housing and Building Maintenance Code	22.204.120	means a space or room used, designed or intended to be used for the preparation of food.
Household	Land Use Code	SMC 23.84A.016 "H"	means a housekeeping unit consisting of any number of related persons; eight or fewer non-related, non-transient persons; eight or fewer related and non-related non-transient persons, unless a grant of special or reasonable accommodation allows an additional number of persons
Family	Housing and Building Maintenance Code	22.204.070	means any number of related persons or eight (8) or fewer unrelated persons.
Congregate residence	Land Use Code	SMC 23.84A.032 "R"	means a use in which rooms or lodging, with or without meals, are provided for nine or more non-transient persons not constituting a single household, excluding single-family dwelling units for which special or reasonable accommodation has been granted.
Boarding House	Building Code	310.2	A building arranged or used for lodging for compensation, with or without meals, and not occupied as a single-family unit.
Transient	Building Code	310.2	Occupancy of a dwelling unit or sleeping unit for not more than 30 days
Apartment house	Housing and Building Maintenance Code	22.204.020	means any building containing three (3) or more dwelling units and shall include residential condominiums, townhouses and cooperatives.
Housing unit	Housing and Building Maintenance Code	22.204.090	means any dwelling unit, housekeeping unit, guest room, dormitory, or single room occupancy unit.
Single room occupancy unit (S.R.O. unit)	Housing and Building Maintenance Code	22.204.200	means an existing housing unit with one (1) combined sleeping and living room of at least seventy (70) square feet but of not more than one hundred thirty (130) square feet. Such units may include a kitchen and a private bath.
Habitable room	Housing and Building Maintenance Code	22.204.090	means space in a building occupied, used, designed or intended to be used for living, sleeping, eating or cooking. Bathrooms, toilet compartments, closets, halls, laundry rooms, storage or utility space, and similar areas are not habitable rooms.
Minimum Space and Occupancy Standards	Housing and Building Maintenance Code	Chapter 22.206	A. Every dwelling unit shall have at least one (1) habitable room which shall have not less than one hundred twenty (120) square feet of floor area. B. No habitable room except a kitchen may be less than seven feet (7') in any floor dimension. C. Every room used for sleeping purposes, including an SRO unit, shall have not less than seventy (70) square feet of floor area. Every room, except an SRO unit, which is used for both cooking and living or both living and sleeping quarters shall have a floor area of not less than one hundred thirty (130) square feet if used or intended to be used by only one (1) occupant, or of not less than one hundred fifty (150) square feet if used or intended to be used by two (2) occupants. Where more than two (2) persons occupy a room used for sleeping purposes, the required floor area shall be increased at the rate of fifty (50) square feet for each occupant in excess of two (2). D. In a dormitory, minimum floor area shall be sixty (60) square feet per single or double bunk, and aisles not less than three feet (3') in width shall be provided between the sides of bunks and from every bunk to an exit. The requirements of this subparagraph shall not apply to SRO units. E. The required floor area square footage of all dwelling units, dormitories, and SRO units shall not include built-in equipment which extends from the floor to thirty inches (30") above the floor, including but not limited to wardrobes, cabinets, and kitchen sinks or appliances.

THE CITY OF SEATTLE
OFFICE OF HOUSING
DIRECTOR'S RULE
PROPERTY TAX EXEMPTION PROGRAM FOR MULTIFAMILY HOUSING

Housing Rule 01-2013 Verification of Number and Type of Dwelling Units

(1) Introduction.

SMC 5.73.020.I. defines Multifamily Housing as "a building or buildings, included associated housing improvements, having four (4) or more dwelling units in each building, designed for Permanent Residential Occupancy resulting from new construction or rehabilitation or conversion of vacant, underutilized, or substandard buildings."

SMC 5.73.040 requires: "4. For new construction, a minimum of four (4) new dwelling units must be created; for rehabilitation or conversion of existing occupied structures, a minimum of four (4) additional dwelling units must be added."

Applications for tax exemption, the contract between the City and the Owner containing the terms and conditions and eligibility for tax exemption, and the application for a Final Certificate for Tax Exemption all require information on both the number and size (studio, one-bedroom, two-bedroom, etc.) of dwelling units.

This rule explains how the number and size of dwelling units claimed by an Owner in an application for property tax exemption, in the contract between the Owner and the City containing the terms and conditions and eligibility for tax exemption, and in an application for a Final Certificate of Tax Exemption will be verified by the Office of Housing (OH).

(2) Verification of the Number and Size of Dwelling Units. The number and size of dwelling units for purposes of property tax exemption for Multifamily Housing shall be identical to the number and size of dwelling units authorized by the building permit(s) for the Multifamily Housing.

The number and size of dwelling units verified by the Owner in the application for property tax exemption for Multifamily Housing shall be identical to the number and size of dwelling units contained in the Owner's application to the Department of Planning and Development (DPD) for a building permit for the Multifamily Housing, a copy of which shall be provided to OH. If at the time of application for property tax exemption the Owner has not yet submitted a building permit application for the Multifamily Housing to DPD, then upon applying for a building permit the Owner shall notify the OH and shall provide OH with a copy of the application to DPD. An application for tax exemption containing numbers and sizes of dwelling units that do not match the building permit application will be denied. If prior to the Owner's application to DPD for a building permit for the Multifamily Housing OH approves the application for tax exemption and the Owner enters into a contract with the City containing the terms and conditions and

eligibility for tax exemption (Contract), then immediately upon applying for a building permit for the Multifamily Housing the Owner shall notify OH, shall provide OH with a copy of the application to DPD, and, if the numbers and sizes of dwelling units are not identical to the Contract numbers and sizes, shall request amendment of the Contract, which shall be amended to conform to the building permit application. If the numbers and sizes of dwelling units in the final building permit are not identical to the building permit application, then the Owner shall notify OH immediately upon receiving the building permit for the Multifamily Housing, shall provide OH with a copy of the building permit, and shall, as applicable, request to conform the application for property tax exemption or amend the Contract, which shall be amended to conform to the building permit. OH's review of eligibility for a Final Certificate of Tax Exemption will be based upon the numbers and sizes of dwelling units actually permitted by DPD for the Multifamily Housing even if the Owner has failed to provide that information to OH or to conform its application for tax exemption or seek amendment of the Contract.

(3) This Rule shall not apply in cases where the Owner has submitted a fully valid and complete application both for a building permit with DPD and for the MFTE program with OH prior to April 26, 2013. For purposes of this exception, a vested Master Use Permit may substitute for the building permit application.

(4) Capitalized terms used above and not defined shall have the meanings set forth in SMC Chapter 5.73, 2004 Multifamily Housing Property Tax Exemption Program, as amended.

Approved Rick Hooper **Effective** MARCH 12, **2013**

Rick Hooper, Director

City of Seattle
Department of Planning and Development

Different Cities' Strategies on Micro-Housing

	San Francisco	New York City	Boston	Portland
Approved / Proposed Micro-Housing S.F.	**220 minimum (Approved)** Revised Building Code regulation for Efficiency Dwelling Units	**250 - 370 (Approved pilot project)** Launched a pilot project 'My Micro NY' with 55 micro units range between 250 and 370 square feet, 40 percent of them affordable	**350 minimum (Proposed)** Established a minimum of 350 square feet for micro-units and so far limit them to the developing South Boston Innovation District (Permitted construction of about 195 smaller units, some 355 s.f.). The City of Boston will work with Harvard's Rappaport Institute to study the impacts of the first batch of the smaller-size units going up in the Innovation District. Mayor has proposed altering city regulations to allow for the construction of hundreds of micro-units, some as small as 375 square feet and most around the 400-square-foot mark	**295 - 385 (Developed)** Opened the first micro apartments at The Freedom Center in Portland's Pearl District, with 150 studio apartments, ranging from 295 to 385 square feet City supports microapartments (housing choice) http://www.google.com/url?sa=t&rct=j&q=&esrc=s&frm=1&source=web&cd=25&cad=rja&ved=0CFIQFjAEOBQ&url=http%3A%2F%2Fwww.portlandoregon.gov%2Fbps%2Farticle%2F443618&ei=hURvUeXPAs_DiwLylYGgBQ&usg=AFQjCNE0bfgyDqt4J4Mq-hiaN-Dsl8U9pw&sig2=EStRwYLILYU5kkLDQgpAGg&bvm=bv.45373924,d.cGE
Current Regulations	**Efficiency Dwelling Units**: **220** square foot minimum total area of the unit (adding the bathroom and closets) **Efficiency Dwelling Units with Reduced Square Footage**: a Dwelling Unit that (1) measures less than 220 square feet; (2) meets the criteria described in Building Code Section 1208.4; and (3) is not affordable housing, group housing or student housing, as defined in the Planning Code. Capped the number of Efficiency Dwelling Units with Reduced Square Footage that may be approved at 375. Evaluate after the approval of 325 units....Efficiency Dwelling Units that are affordable housing or student housing as defined in the Planning Code are not counted towards the cap. These amendments apply only to new construction, and are not applicable to existing units https://www.google.com/url?q=http://www.sf-planning.org/ftp/files/legislative_changes/new_code_summaries/120996_Cap_on_Efficiency_Dwelling_Units.pdf&sa=U&ei=ULttUdbcFseuiQLl2oHABg&ved=0CAcQFjAA&client=internal-uds-cse&usg=AFQjCNEAFHA4kySupq6z71LqEd9WJVDlqQ	A dwelling unit shall have an area of at least **400** square feet of floor area. (Article II Chapter 8 - The Quality Housing Program) In a dwelling unit, at least one habitable room shall have not less than 150 square feet of net floor area. Every habitable room or space shall have not less than 80 square feet in net floor area. Kitchen: A room with 80 s.f. or more of floor area which is intended, arranged, designed or used for cooking or warming of ood. (habitable space) Kitchenette: A space with less than 80 s.f. or more of floor area which is intended, arranged, designed or used for cooking or warming of ood. (not a habitable space) http://www.google.com/url?sa=t&rct=j&q=&esrc=s&frm=1&source=web&cd=1&cad=rja&ved=0CDIQFjAA&url=http%3A%2F%2Fwww.nyc.gov%2Fhtml%2Fdcp%2Fpdf%2Fzone%2Fart02c08.pdf&ei=YcVtUaekM-XbiwLr6IHAAQ&usg=AFQjCNEBJKAbZsWosiZeYIka4M-XDDQyiw&sig2=axEgI9KFyH-nH13jW-WFRQ&bvm=bv.45218183,d.cGE http://www2.iccsafe.org/states/newyorkcity/Building/PDFs/Chapter%2012_Interior%20Environment.pdf	Minimum 450 square feet http://www.mass.gov/eopss/consumer-prot-and-bus-lic/license-type/csl/building-codebbrs.html	http://ecodes.biz/ecodes_support/free_resources/Oregon/10_Structural/10_ORStructural_main.html
Parking Requirement	Parking requirmenmt varies based on zones http://www.amlegal.com/nxt/gateway.dll/California/planning/planningcode?f=templates$fn=default.htm$3.0$vid=amlegal:sanfrancisco_ca$sync=1	Parking requirmenmt varies based on zones http://www.nyc.gov/html/dcp/html/zone/zonetext.shtml	Parking requirmenmt varies based on FAR. Some cases do not require off-street parking (SECTION 23-6) http://www.bostonredevelopmentauthority.org/zoning/downloadZone.asp	city planning commission proposed a minimum of one parking spot for every four apartments. That would apply to buildings with more than 40 units (large apartments). Parking study: http://www.google.com/url?sa=t&rct=j&q=&esrc=s&frm=1&source=web&cd=44&cad=rja&ved=0CE8QFjADOCg&url=http%3A%2F%2Fwww.portlandoregon.gov%2Fbps%2Farticle%2F420059&ei=OEZvUaGJHsfniAKf94DAAw&usg=AFQjCNHXX4yw_gpzwAWABMAhAPnfPxPxXw&sig2=cVW63rnPPk_BONIbsqHaqg&bvm=bv.45373924,d.cGE