


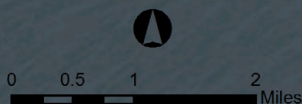


Podowski /Wentlandt
 DPD Micro-Housing Units and Congregate Residences ATT 1
 February 28, 2014
 Version 1

| Micro-Housing Tracking List - February 2014* | | | | | | | | | | |
|--|--------------------|-------------------|-----------------------------|--------------------------|--------|---|---------------------|--------------|----------------|-------------------------|
| * Reflects projects compiled by DPD planning staff based on available information as of the listed date. | | | | | | | | | | |
| ID | Permit Number | Permit Apply Date | Permit Issue Date | Certificate of Occupancy | Zone | Site Address | Stories above grade | Building GSF | Dwelling Units | Micros or Sleeping Room |
| Lowrise (LR) Zones | | | | | | | | | | |
| 1 | 6207259 | 3/23/2009 | 10/5/2012 | 12/5/2013 | LR2 | 4548 DELRIDGE WAY SW, SEATTLE, WA 9810 | 3 | 2,058 | 2 | 16 |
| 2 | 6280295 | 10/17/2011 | 5/9/2012 | 6/17/2013 | LR3 | 116 13TH AVE E, SEATTLE, WA 98102 | 4 | 17,562 | 8 | 57 |
| 3 | 6298564 | 10/12/2011 | 8/28/2012 | - | LR3 | 1720 E OLIVE ST, SEATTLE, WA 98122 | 4 | 7,195 | 4 | 27 |
| 4 | 6276785 | 10/12/2011 | 8/28/2012 | - | LR3 | 1728 E OLIVE ST, SEATTLE, WA 98122 | 4 | 7,195 | 8 | 27 |
| 5 | 6189533 | 7/10/2012 | 10/23/2012 | - | LR3 | 1806 23RD AVE, SEATTLE, WA 98122 | 4 | 22,615 | 8 | 61 |
| 6 | 6310638 | 1/8/2012 | 11/27/2012 | - | LR3 | 2371 FRANKLIN AVE E, SEATTLE, WA 98102 | 4 | 11,614 | 5 | 39 |
| 7 | 6240580 | 3/15/2010 | 9/13/2010 | - | LR3 | 310 17TH AVE S, SEATTLE, WA 98144 | 3 | 9,206 | 4 | 32 |
| 8 | 6108944 3005619 | 1/2/2008 | 9/9/2008, 8/11/2008 (DR) | 7/27/2009 | LR3 | 4047 8TH AVE NE, SEATTLE, WA 98105 (Congregate) | 3 | 7,421 | 3 | 30 |
| 9 | 6289155 | 11/9/2011 | 4/12/2012 | - | LR3 | 422 11TH AVE E, SEATTLE, WA 98102 | 4 | 11,560 | 8 | 53 |
| 10 | 6297728 | 8/28/2012 | In progress | - | LR3 | 4229 7TH AVE NE, SEATTLE, WA 98105 (Congregate) | 2 | 2,650 | 2 | 10 |
| 11 | 6227314 | 7/22/2010 | 11/5/2010 | - | LR3 | 4309 7TH AVE NE, SEATTLE, WA 98105 | 3 | 11,570 | 6 | 47 |
| 12 | 6297397 | 1/24/2012 | 8/29/2012 | 11/1/2013 | LR3 | 4324 8TH AVE NE, SEATTLE, WA 98105 | 4 | 14,029 | 7 | 50 |
| 13 | 6076829 | 10/16/2006 | 1/11/2008 | 9/23/2009 | LR3 | 5628 UNIVERSITY WAY NE, SEATTLE, WA 98105 | 3 | 1,948 | 2 | 7 |
| 14 | 6255097 | 7/16/2010 | 11/5/2010 | - | LR3 | 660 NE 43RD ST, SEATTLE, WA 98105 | 3 | 1,772 | 1 | 7 |
| 15 | 6266965 6249289 | 7/16/2010 | 5/27/2011 | 6/29/2012 | LR3 | 1304 E JOHN ST, 210 13TH AVE E | 3 | 13,848 | 8 | 56 |
| 16 | 6308563 | 7/24/2012 | 1/9/2013 | - | LR2 | 918 N 103RD ST | 3 | 8,532 | 4 | 27 |
| 17 | 6186026 6176747 | 7/1/2008 | 1/13/2009 | 9/24/2009 | LR3 | 216 23RD AVE E., SEATTLE, WA 98112 | 3 | 4,517 | 6 | 46 |
| 18 | 6310214 | 6/6/2012 | 4/26/2013 | - | LR3 | 621 12TH AVE E | 4 | 9,228 | 5 | 39 |
| 19 | 6306155 | 11/27/2012 | 4/3/2013 | - | LR3 | 1305 E MERCER ST (Congregate) | 4 | 14,228 | 5 | 56 |
| 20 | 6305212 | 5/28/2012 | 10/5/2012 | 9/24/2013 | LR3 | 4217 9TH AVE NE | 4 | 7,590 | 8 | 29 |
| 21 | 6334523 3014488 | 12/3/2013 | In progress | - | LR3 | 2820 Eastlake Ave E (Congregate) | 5 | 22,000 | 115 | |
| 22 | 6343656 | 2/15/2013 | In progress | - | LR3 | 741 Harvard Ave E | 5 | 10,300 | 7 | 56 |
| 23 | 3015455 6345955 | 6/25/2013 | In progress | - | LR3 | 5528 15th Ave NE (Congregate) | 4 | 13,140 | 5 | 51 |
| 24 | 3015227 6350347 | 1/5/2013 | In progress | - | LR3 | 2719 Yale Ter E | 3 | 13,153 | 8 | 40 |
| 25 | 6312605 3014407 | 9/19/2013 | In progress | - | LR2 | 1340 15th Ave S | 3 | 6,813 | 3 | 24 |
| 26 | 6338691 | 2/28/2013 | 9/17/2013 | - | LR3 | 1715 NW 58th St | 4 | 9,970 | 6 | 48 |
| 27 | 6332903 | 2/27/2013 | 11/12/2013 | - | LR3 | 8727 Phinney Ave N | 4 | 11,717 | 6 | 44 |
| 53 | 6332906 | 2/25/2013 | 10/10/2013 | - | LR3 | 8721 Phinney Ave N | 6 | 10,775 | 6 | 54 |
| 43 | 6347879 | 1/4/2013 | 1/4/2013 | Occupied | LR3 | 935 16th Ave. (Congregate) | 3 | 3,691 | 4 | 10 |
| 44 | 6345862 | 6/3/2013 | 5/8/2013 | - | LR3 | 5720 15th Ave. NE | 3 | 3,094 | 4 | 27 |
| 45 | 6309774 | 7/24/2012 | 11/21/2012 | 10/29/2013 | LR3 | 4743 21st Ave. NE (Congregate) | 4 | 9,343 | 1 | 42 |
| 49 | 6356725 | 4/29/2013 | 10/29/2013 | - | LR3-RC | 5949 California Ave. SW | 4 | 8,841 | 5 | 38 |
| 50 | 6368799 | 10/15/2013 | In progress | - | LR3 | 4036 8th Ave. NE | 4 | 8,991 | 6 | 38 |
| 51 | 6368441 | 10/12/2013 | In progress | - | LR3 | 4032 8th Ave. NE | 4 | 7,985 | 6 | 32 |
| 54 | 6356290 | 5/21/2013 | In progress | - | LR3 | 111 21st Ave. E | 4 | 19,072 | 8 | 64 |
| 55 | 6354898 | 4/14/2013 | 11/14/2013 | - | LR3 | 4215 9th Ave. NE | 4 | 7,404 | 8 | 30 |
| 56 | 6355143 | 4/24/2013 | 9/5/2013 | - | LR3 | 200 10th Ave. E. | 4 | 6,025 | 3 | 22 |
| 57 | 6355397 | 4/30/2013 | In progress | - | LR3 | 935 16th Ave. | 4 | 6 | 6 | 48 |
| 58 | 3014561 | Preliminary | In progress | - | LR3 | 1219 E. Marion St. | 4 | 8 | 8 | 44 |
| 59 | 6368063 | 9/23/2013 | In progress | - | LR3 | 2418 NW 58th St. | 5 | 12,702 | 6 | 40 |
| 60 | 3016540 | 12/24/2013 | In progress | - | LR2 | 3618 2nd Ave. NW (Congregate) | 3 | 5,693 | 2 | 28 |
| 61 | 6386515 | 12/23/2013 | In progress | - | LR3 | 2651 NW 56th | 4 | 12,455 | 6 | 42 |
| LR zones subtotal | | | | | | | | | 197 | 1,653 |
| Midrise Residential (MR) Zones | | | | | | | | | | |
| 28 | 6300784 | 3/27/2012 | 7/25/2012 | 10/7/2013 | MR | 220 10TH AVE, SEATTLE, WA 98122 | 6 | 31,981 | 20 | 92 |
| 29 | 6301252 | 3/20/2012 | 9/10/2012 | 11/1/2013 | MR | 227 BOYLSTON AVE E (Congregate) | 5 | 7,170 | 7 | 34 |
| 30 | 6278204 | 1/10/2011 | 11/17/2011 | 11/13/2012 | MR | 306 SUMMIT AVE E, SEATTLE, WA 98102 | 6 | 13,725 | 7 | 56 |
| 31 | 6281021 | 1/30/2011 | 1/23/2012 | 9/26/2012 | MR | 315 10TH AVE, SEATTLE, WA 98122 | 5 | 9,451 | 5 | 36 |
| 32 | 6294013 | 12/14/2011 | 11/6/2012 | - | MR | 3266 SW AVALON WAY, SEATTLE, WA 98126 | 5 | 14,937 | 7 | 56 |
| 33 | 6249962 | 11/12/2010 | 4/1/2011 | 11/3/2012 | MR | 413 11TH AVE, SEATTLE, WA 98122 | 5 | 14,591 | 7 | 56 |
| 34 | 6284134 | 8/10/2011 | 2/22/2012 | 3/14/2013 | MR | 4516 7TH AVE NE, SEATTLE, WA 98105 | 5 | 11,804 | 6 | 47 |
| 36 | 6327295 3014342 | 5/14/2013 | In progress | - | MR | 3050 SW Avalon Way (Congregate) | 5 | 30,000 | 6 | 110 |
| MR zones subtotal | | | | | | | | | 52 | 487 |
| Other Zones | | | | | | | | | | |
| 46 | 6283699 | 11/7/2011 | 10/7/2013 | - | NC2-40 | 1811 20TH AVE, SEATTLE, WA 98122 | 4 | TBD | 4 | 56 |
| 37 | 6283913 | 7/28/2011 | 2/16/2012 | 5/5/2013 | NC2-40 | 4516 MERIDIAN AVE N, SEATTLE, WA 98103 | 4 | 11,910 | 4 | 40 |
| 38 | 6330639 | 12/17/2012 | 6/18/2013 | - | NC3-40 | 1728 12TH AVE, SEATTLE, WA | 5 | 12,400 | 4 | 32 |
| 39 | 6263930 | 5/26/2011 | 9/7/2012 | - | NC3-40 | 1806 12TH AVE, SEATTLE, WA 98122 | 5 | 13,700 | 4 | 39 |
| 40 | 6277880 | 1/9/2011 | 9/7/2012 | - | NC3-40 | 1812 12TH AVE, SEATTLE, WA 98122 | 5 | 13,700 | 4 | 39 |
| 41 | 6327457 | 11/9/2012 | 6/10/2013 | - | NC2-40 | 143 NW 85th Street (Congregate) | 5 | 12,318 | 4 | 46 |
| 42 | 6313078 3003274 | 4/42006 | 1/29/2013 | 9/11/2008 (DR) | C1-65 | 8512 20TH AVE NE, SEATTLE, WA 9811 | 6 | 22,520 | 10 | 145 |
| 47 | 6361289 | 8/19/2013 | 5/15/2013 | - | C1-65 | 1510 NW 52nd St. - (Congregate) | 5 | 14,777 | 5 | 50 |
| 48 | 6359948 3015154 | 12/6/2013 | In progress | - | NC2-40 | 1414 E. Yesler Way (Congregate) | 4 | TBD | 4 | 175 |
| 52 | 3013263 | Preliminary | In progress | - | DMC | 2025 Terry Ave. (Congregate) - Cornish | 6 | 24,592 | 6 | 230 |
| 62 | 3015656 | 9/19/2013 | In progress | - | NC3-65 | 151 12th Ave. (Congregate) | 6 | 8,850 | 6 | 93 |
| 63 | 3015637 | 9/24/2013 | In progress | - | NC2-40 | 2320 E. Madison St. (Congregate) | 6 | 8,850 | 6 | 38 |
| Other zones subtotal | | | | | | | | | 30 | 983 |
| TOTAL: (in permitting, building permit issued, or certificate of occupancy) | | | | | | | | | 279 | 3,123 |
| TOTAL PERMITTED: (building permit issued, or certificate of occupancy) | | | | | | | | | 215 | 1,845 |
| TOTAL COMPLETE: (certificate of occupancy) | | | | | | | | | 91 | 704 |

Micro-Housing or Congregate Residences, Urban Centers & Urban Villages February, 2014

-  Urban Center
-  Hub or Residential Urban Village
-  Micro-housing or Congregate Residence



Micro-Housing Examples



Capitol Hill
1304 E John St LR3 Zoning

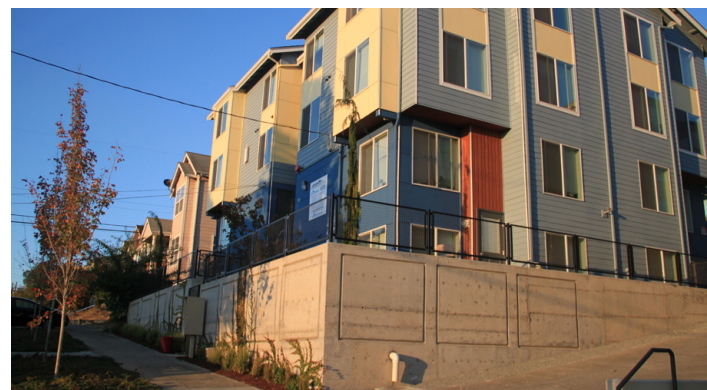
3 stories above grade,
 1 story below grade 8 dwelling units
 56 micros



University District
4047 8th Ave NE LR3 Zoning

3 stories above grade,
 1 story below grade

30 micros



International District
310 17th Ave S LR3 Zoning

3-story above grade,
 1-story below grade 4 dwelling units
 32 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

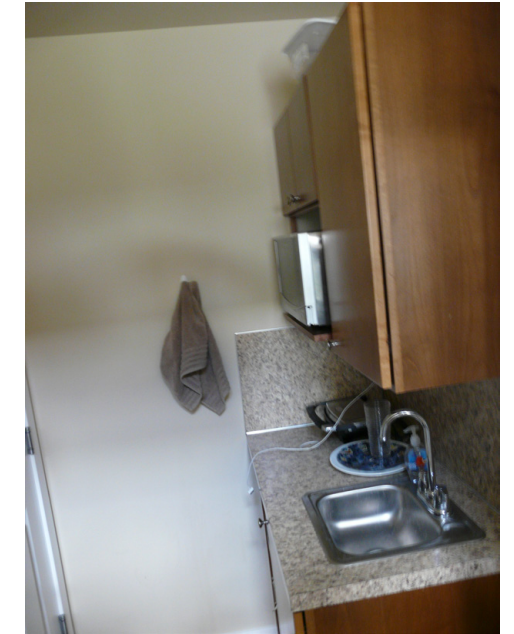
315 10th Ave (LEED Platinum)
MR | 5 dwelling units, 36 micros | 5 Stories above grade



Bike Storage Common Area



Shared Kitchen and Outdoor Seating



Micro Interior



Shared Kitchen

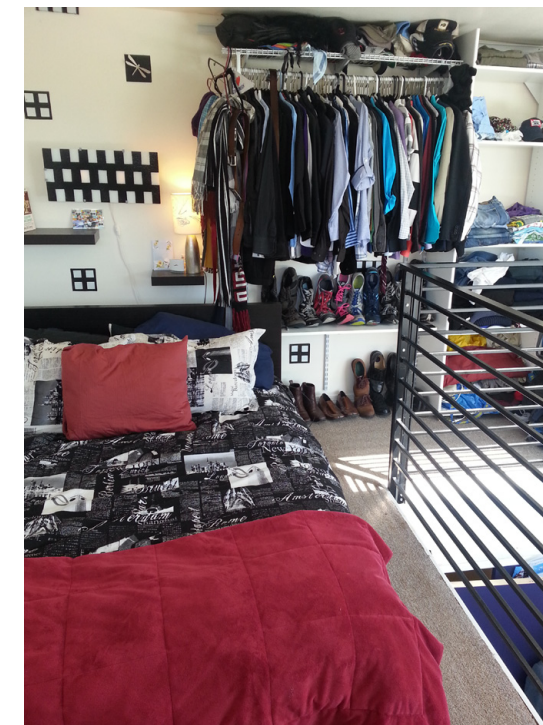


Micro Interior

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.

| Year | Micro-Housing Production | | | City-Wide Housing Production | |
|-------------|---|-----------------------------------|---------------------------|------------------------------|----------------|
| | 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 | <ul style="list-style-type: none"> • Smoke alarms, interconnected within boarding house • Manual fire alarm system for building | <ul style="list-style-type: none"> • Smoke alarms, interconnected within boarding house • Manual fire alarm system for building³ | <ul style="list-style-type: none"> • Smoke alarms, interconnected within boarding house • Manual fire alarm system for building | <ul style="list-style-type: none"> • Smoke alarms, interconnected within dwelling unit | <ul style="list-style-type: none"> • Smoke alarms, interconnected within dwelling unit • Manual fire alarm system for building |
| Suppression | <ul style="list-style-type: none"> • Automatic fire sprinkler system • Fire Dept standpipe⁴ | <ul style="list-style-type: none"> • Automatic fire sprinkler system • Fire Dept standpipe⁴ | <ul style="list-style-type: none"> • Automatic fire sprinkler system • Fire Dept standpipe | <ul style="list-style-type: none"> • None | <ul style="list-style-type: none"> • Automatic fire sprinkler system • Fire Dept standpipe |
| Containment | <ul style="list-style-type: none"> • Fire rated walls between bedrooms within boarding house • Fire-rated walls for common kitchen • Fire rated wall between each boarding house | <ul style="list-style-type: none"> • Fire-rated walls between bedrooms within boarding house • Fire-rated walls for common kitchen • Fire rated wall between at least every other boarding house³ | <ul style="list-style-type: none"> • Fire-rated walls between bedrooms within boarding house • Fire-rated walls for common kitchen • Fire rated wall between each boarding house | <ul style="list-style-type: none"> • Fire rated wall between each dwelling unit • No fire rated walls within dwelling unit | <ul style="list-style-type: none"> • Fire rated wall between dwelling units • Fire rated wall between dwelling units and common spaces • No fire rated walls within dwelling unit |
| Structural Protection | <ul style="list-style-type: none"> • Fire protection if boarding house is >3 stories | <ul style="list-style-type: none"> • Fire protection if boarding house is >3 stories | <ul style="list-style-type: none"> • Fire protection if building is >2 stories | <ul style="list-style-type: none"> • None | <ul style="list-style-type: none"> • Fire protection if building is >2 stories³ |

| | | | | | |
|-----------------------|--|---|--|--|--|
| Egress | <ul style="list-style-type: none"> 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 | <ul style="list-style-type: none"> 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 area³ | <ul style="list-style-type: none"> 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 | <ul style="list-style-type: none"> 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 | <ul style="list-style-type: none"> 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 | <ul style="list-style-type: none"> CO alarms in each bedroom and min. 1 in common areas | <ul style="list-style-type: none"> CO alarms in each bedroom and min. 1 in common areas | <ul style="list-style-type: none"> CO alarms in each bedroom and min. 1 in common areas | <ul style="list-style-type: none"> CO alarm outside bedrooms in each dwelling unit | <ul style="list-style-type: none"> 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.

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
Rick Hooper, Director

Effective MARCH 12, 2013

| | San Francisco | New York City | Boston | Portland |
|---|--|---|--|--|
| Approved / Proposed Micro-Housing S.F. | <p>220 minimum (Approved)</p> <p>Revised Building Code regulation for Efficiency Dwelling Units</p> | <p>250 - 370 (Approved pilot project)</p> <p>Launched a pilot project 'My Micro NY' with 55 micro units range between 250 and 370 square feet, 40 percent of them affordable</p> | <p>350 minimum (Proposed)</p> <p>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.</p> <p>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</p> | <p>295 - 385 (Developed)</p> <p>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</p> <p>City supports microapartments (housing choice)</p> <p>http://www.google.com/url?sa=t&rct=j&q=&esrc=s&frm=1&source=web&cd=25&cad=rja&ved=0CFIQFjAE0BQ&url=http%3A%2F%2Fwww.portlandoregon.gov%2Fbps%2Farticle%2F443618&ei=hURvUeXPAs_DiwLylYGgBQ&usq=AFQjCNE0bfgvDqt4J4Mq-hiaN-Dsl8U9pw&sig2=ESTRwYLILYU5kkLDQgpAGg&bvm=bv.45373924.d.cGE</p> |
| Current Regulations | <p>Efficiency Dwelling Units: 220 square foot minimum total area of the unit (adding the bathroom and closets)</p> <p>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.</p> <p>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.</p> <p>These amendments apply only to new construction, and are not applicable to existing units</p> <p>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=UttUdbcfseuiQLI2oHABg&ved=0CAcQFIAA&client=internal-uds-cse&usq=AFQjCNEAFHA4kySupq6z71LqEd9WJVJdlqQ</p> | <p>A dwelling unit shall have an area of at least 400 square feet of floor area. (Article II Chapter 8 - The Quality Housing Program)</p> <p>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.</p> <p>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)</p> <p>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)</p> <p>http://www.google.com/url?sa=t&rct=j&q=&esrc=s&frm=1&source=web&cd=1&cad=rja&ved=0CDIQFIAA&url=http%3A%2F%2Fwww.nyc.gov%2Fhtml%2Fdcop%2Fpdf%2Fzone%2Fart02c08.pdf&ei=YcVtUaekM-XbiwLr6IHAAQ&usq=AFQjCNEBJKAbZsWosiZeYlka4M-XDDQyiw&sig2=axEgI9KFyH-nH13jW-WFRQ&bvm=bv.45218183.d.cGE</p> <p>http://www2.iccsafe.org/states/newyorkcity/Building/PDFs/Chapter%2012_Interior%20Environment.pdf</p> | <p>Minimum 450 square feet</p> <p>http://www.mass.gov/eopss/consumer-prot-and-bus-lic/license-type/csl/building-codebrs.html</p> | <p>http://ecodes.biz/ecodes_support/free_resources/Oregon/10_Structural/10_ORStructural_main.html</p> |
| Parking Requirement | <p>Parking requirement varies based on zones</p> <p>http://www.amlegal.com/nxt/gateway.dll/California/planning/planningcode?f=templates\$fn=default.htm\$3.05vid=amlegal:sanfrancisco_ca\$sync=1</p> | <p>Parking requirement varies based on zones</p> <p>http://www.nyc.gov/html/dcp/html/zone/zonetext.shtml</p> | <p>Parking requirement varies based on FAR. Some cases do not require off-street parking (SECTION 23-6)</p> <p>http://www.bostonredevelopmentauthority.org/zoning/downloadZone.asp</p> | <p>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).</p> <p>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&usq=AFQjCNHXX4yw_gpzAWABMAhAPnPpXw&sig2=cVW63rnPPk_BONlbsqHagg&bvm=bv.45373924.d.cGE</p> |