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.