

November 22, 2013

Clearing The Way For San Francisco's First Micro-Unit Building



Unless an appeal is filed within the next few hours, the permit to demolish [the one-story building on the southwest corner of Mission and Ninth](#) will be issued, clearing the way for San Francisco's first micro-unit building to rise and be ready for occupancy in 2015.

Originally proposed as student housing, the 11-story building to be constructed at 1321 Mission Street and dubbed "SoMa Central" will have a total of [160 market-rate units](#), 120 of which will be so called [micro-units with as little as 220 square feet of space](#).

And yes, that's 220 square feet in total, including the closets and bathroom.

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Excellent news. Hopefully we'll get a couple hundred more of this type of building built all over the city.

Posted by: anon at November 22, 2013 2:35 PM

I wonder if this catches on would if it would become the new baseline for rent prices? That is to say, if standard rent of x is charged for these micro-units, does that lead to much higher rents for units that would have previously qualified as the low end? Also, the income from a micro-unit building is likely to be better than from a building of similar size with larger units. If this model grows in demand, does it discourage developers from constructing properties capable of housing families?

This is merely conjecture.

Posted by: Adam at November 22, 2013 2:37 PM

Do they have new Micro Unit buildings in New York? I know they don't in Chicago, Boston or Washington. I am not sure why so many applaud such projects in San Francisco as I think



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