



DEPARTMENT OF  
HOMELESSNESS AND  
SUPPORTIVE HOUSING

# Interim Housing in Hotels and Motels

Land Use & Transportation Committee | March 10, 2025



# Background and Context

- Provides a tool to engage hotels and motels citywide and support the city's goal of **geographic equity** for Interim Housing services.
  - Supports HSH to open Interim Housing more **quickly** and **cost effectively**.
- Supports the City's **economic recovery** by allowing underutilized hotels to partner with the city for Interim Housing, returning to their tourist use when ready.
- By allowing Interim Housing on sites owned or leased by contracted third-parties, including non-profits, supports **existing relationships** to respond to needs in the community and **expands potential site pool**.
- The proposed legislation is **aligned with various pieces of State Legislation** approved by the Governor this year that supports the use of underutilized Hotels and Motels for Interim Housing.
  - As of September 2024, San Francisco had a 70% hotel occupancy (SF Travel).

# Ordinance Overview

• **Ordinance:** Amends Planning Code and Building Code to:

- Authorize **Interim Housing** in Hotels or Motels **without sites abandoning their long term land use authorization** under the Planning Code (i.e. tourist designation).
  - The site owner will submit an application for Interim Housing to the Planning Department to maintain their tourist status after use as a shelter or interim housing program.
- **Exempts** the conversion to Interim Housing from development standards typically applied to new construction supporting a **more cost effective and timely process**.
- Allows Interim Housing to be **located** on city-owned or leased property, or through a contractual agreement between the City and a third party such as a non-profit service provider.

• Heard by the **Building Inspection Commission** on November 13, 2024, and the **Planning Commission** on December 12, 2024.

# Sober Independent Living: A Pilot Transitional Housing Program

The proposed program incorporates elements of **nationally recognized evidence-based recovery support** for substance use disorder, mental health challenges, and co-occurring conditions, and emphasizes community integration, peer support, case management.

- **Providers:** Westside Community Services with support services provided by The Salvation Army.
- **Lease and Grant Agreement:** Westside will hold a lease with Civic Center Motor Inn and HSH will fund the program through a grant agreement with Westside.
- **Timing:** Grant Agreement will be heard by the Homelessness Oversight Commission in April 2025, with opening anticipated for summer 2025.



# Proposed Amendments

Issue to Address	Proposed Amendment
Limit scope of the ordinance to apply to the only hotel/motel site currently in the HSH pipeline.	<p>Narrow scope of ordinance to apply to one site (Civic Center Motor Inn, located at 364 9th Street) which is proposed for use as HSH's first Independent Sober Living Transitional Housing site. Further clarified by limiting eligibility of this process to hotels and motels existing as of April 1, 2025.</p> <p>General Finding (c): <i>"A Hotel or Motel identified in this subsection 202.15(c)..... Interim Housing is authorized at the following locations: Block 3519, Lot 006"</i> (pg 7, lines 16-17, and 24).</p> <p>Section 202.15 (d) Application: <i>"A hotel or Motel existing after April 1, 2025 may apply to establish Interim Housing pursuant to this Section 202.15"</i> (pg 8, lines 5-6).</p>
Acknowledgement that HSH's practice is to work with hotel owners and contracted providers to provide an employment pipeline for hotel workers.	<p>Finding added: <i>(i) "Historically and programmatically, HSH works with their contracted service providers to try and retain any existing staff. This practice encourages continuity and offers existing workers to continue employment in their existing capacities"</i> (pg 6, lines 1-3).</p>

# Proposed Amendments (cont.)

Issue to Address	Proposed Amendment
Acknowledgement of hotels and motels that may have unionized staff and intention of legislation is not to interfere with successorship principles under federal law.	Finding added: <i>(i) Many hotels and motels are currently staffed by union-represented workers. Nothing in this ordinance is intended to interfere with successorship principles under federal law.</i> (pg 5, lines 21-23).
Ensure prior to the termination of the Interim Housing program, HSH work with the service provider to relocate existing program participants and notify community stakeholders.	<p>Finding added detailing HSH's committed to offer program participants housing assessments and comparable shelter placements, and intention to notify community stakeholders prior to closure of the program. (pg.5, lines 1-11).</p> <p>Section 202.15 (h) Termination of Interim Housing Use confirms HSH will work with the Interim Housing service provider to relocate existing program participants prior to termination of the Interim Housing program. (pg 8, lines 20-25 and page 9, lines 1-2).</p>
Administrative clean-up of Ordinance based on proposed amendments.	Update Section 317 (c) Applicability; Exemptions to remove reference to "Planning Code" (pg 9, line 25).

# Proposed Amendments (cont.)

Issue to Address	Proposed Amendment
<p>Authorize reestablishment of hotel use for hotels that operated as Shelter in Place hotels during the COVID-19 pandemic and were still operating as interim housing on January 1, 2025.</p> <p>This authorization will be available to three (3) hotels that have continued to provide Interim Housing following the COVID-19 emergency: the Cova Hotel, Monarch Hotel and Adante Hotel.</p>	<p>Long title amended to add the authorization of the reestablishment of hotel use for certain shelter in place hotels (pg 1, lines 5-6 and line 8).</p> <p>Findings added (k) and (l) describing the Shelter in Place hotel program that was part of the city's response to COVID-19 and the reasonability to permit hotel partners continuing to provide interim housing programs with the ability to reestablish their tourist hotel use following the close of the shelter programs. (pg. 6, lines 4-14).</p> <p>Section 202.15 (h) "<i>Reactivation of Tourist Use for Certain Shelter-In-Place Hotels</i>" confirms former SIP hotels still providing shelter as of January 1, 2025 can reestablish their Tourist Hotel use with certain findings from the Zoning Administrator and are not considered a Residential Conversion or change in underlying occupancy classification of the property. (pg 9, lines 3-18, and pg 10, lines 1-3 and 20-23).</p>



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# Questions?