



DEPARTMENT OF
HOMELESSNESS AND
SUPPORTIVE HOUSING

Interim Housing in Hotels and Motels

Land Use & Transportation Committee | June 9, 2025



Background

- Interim Housing in Hotels and Motels Ordinance amends the Planning 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.
- In March 2025, the Ordinance was amended in Committee to **narrow the legislation** to one site (Civic Center Motor Inn) and **incorporate input** from community stakeholders.
 - Approved by the Board of Supervisors on March 25, 2025.
- Substantive amendments were proposed in committee on March 17, 2025 to amend the Planning Code to allow **three former Shelter-in-Place hotels** to be **reestablished as Hotel Use** (Adante, Monarch and Cova).
 - Duplicate file was continued and referred back to the Planning Commission. The item passed on consent on May 8, 2025.

Interim Housing Expansion Sites

Proposed amendments to add **three** new interim housing sites to the Interim Housing Ordinance to bring online 204 **drug-free** and **recovery focused** beds to support Mayor Lurie's **Breaking the Cycle** initiative.

Sharon Hotel

- **Address:** 226 6th Street – D6
- **Program:** 60 beds of sober interim housing for adults experiencing homelessness. (HSH)
- **Provider:** The Salvation Army

Kean Hotel

- **Address:** 1018 Mission Street – D6
- **Program:** 76 short-term (30-60 day) drug-free health respite beds for unhoused adults as their first step out of homelessness. (DPH)
- **Provider:** Westside Community Services

Marina Inn

- **Address:** 3110 Octavia Street - D2
- **Program:** 68 beds of post-treatment abstinence recovery housing to foster connection, accountability and independence. (DPH)
- **Provider:** The Salvation Army

Proposed Amendments

Identified Need	Proposed Amendment
Amendments adopted in March 2025 to allow three former shelter in place hotels (Adante, Cova and Monarch) to re-establish their hotel use.	See appendix slide with all amendments read into the record and adopted in March 2025. Planning Commission approved on May 8, 2025.
Add three sites (the Sharon Hotel, the Kean Hotel and the Marina Inn) to Subsection (c) Interim Housing Use Authorized, and add additional lot numbers to Block 3519 (Civic Center Motor Inn).	Page 8 Line 4: ... <u>Block 0496, Lot 013; Block 3731, Lot 003; and Block 3703, Lot 081.</u> Page 8 Line 3: ...Block 3519 Lots <u>006, 101 and 012;</u>
Update section (g) Termination of Interim Housing Use to include other funding agencies as applicable to account for sites funded by departments outside of HSH.	Page 9 Lines 3, 7 and 8-9: ...the Department of Homelessness and Supportive Housing, <u>or other City funding agency, if applicable,</u> shall work with Interim Housing service provider, if any, to relocate existing program participants prior to the time the Interim Housing use terminates. No less than one year prior to expiration of any agreement to provide Interim Housing, the property owner or landlord shall provide notice to <u>the City agency that funded the Interim Housing,</u> of its intent to not renew any agreement with the City or Interim Housing provider, in order to allow <u>the City agency that funded the Interim Housing,</u> and the service provider time to assist in relocating existing program participant of the Interim Housing.



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Questions?

Appendix: SIP Hotel Amendments (adopted March 2025)

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) and Section 4 confirms former SIP hotels still providing shelter as of January 1, 2025 (Block 0304 – Lot 005, Block 0715-Lot 011 and Block 0335 – Lot 027) 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, and pg 11, lines 7-10).</p>