



Frequently Asked Questions Hotel North Beach | 935 Kearny Street

What is the proposed project at 935 Kearny Street and who will it serve?

The 150-unit Hotel North Beach at 935 Kearny Street will be used as the city's first sober Permanent Supportive Housing (PSH) site. The building will house adults graduating from 12-month clean and sober transitional housing, recovery programs and those transferring from other permanent supportive housing sites. Onsite services will help tenants maintain housing, stability, and sobriety. Until the launch of 935 Kearny, people graduating from transitional recovery programs have lacked the option of a permanent sober living; this project provides this.

The Hotel North Beach will have 24-hour front desk coverage, property management, and support services provided onsite.

What is Permanent Supportive Housing?

Permanent Supportive Housing (PSH) is affordable housing with supportive services in which tenants have their own units and their own leases.

What is the process for approval and moving forward? Also, what is the timeline?

The proposed project still needs to go before the Homeless Oversight Commission for approval in March 2024. The Commission is the governing body that oversees the operations of the Department of Homelessness and Supportive Housing. We anticipate the project opening in the spring of 2024.

What is the site currently being used for? If there are existing tenants, what will happen to them?

The building is primarily being used as a private hotel and has significant vacancies. There are some longer-term tenants who live in this building and who are welcome to stay through the terms of their leases. All existing tenants will have access to events, activities and services provided by the selected non-profit provider.

Is the City leasing this site? If the City isn't leasing, who is?

Tenderloin Housing Clinic (THC) will be leasing the site from the owner for 5 years with an option to extend. HSH will be entering into a contract with THC to provide property management and support services at the property.

What is the program model for a sober Permanent Supportive Housing site? Does this approach align with the City's Housing First approach?

Sober Permanent Supportive Housing (PSH) is an opt-in approach that allows tenants in PSH more choices in the type of housing they live in. This program is designed for people in recovery who wish to live in an environment conducive to sobriety. Most of the tenants will be transitioning from other supportive housing sites and will likely have been housed and sober for a minimum of 12 months.

Relapse is often a part of the recovery journey and tenants will not be evicted for relapse. However, if a tenant is persistently using, HSH and THC will help facilitate a transfer to a different supportive housing sites that is better suited for this tenant.

Sober PSH represents a long overdue expansion of the City's Housing First approach. We see this as a national model for a new version of Housing First that incorporates sober living as an option for PSH tenants.

