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**PEOPLE WHO LIVE IN HOTELS:
AN EXPLORATORY OVERVIEW**

Ethnographic Exploratory Report #23

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Abstract

People Who Live in Hotels: An Exploratory Overview

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The number and types of hotels and similar accommodations hosting residents, sojourners on open-ended stays and regulars who spend part of every week or month or year in hotels began to increase in the late 1980s. People from all walks of life are settled, on indefinite stays or cycling through hotels. Multimillionaires enjoy services and facilities even they cannot afford to replicate in private household settings, and often buy equity in the unit they occupy. Hundreds of thousands of Americans at any time are in establishments that offer discounts or subsidies arranged by third parties – employers, government housing programs, insurance companies, universities, the military, and social service agencies. Accommodating settlers, sojourners and regulars reflect innovative business strategies adopted by most hospitality brand families and property owners. New construction and remodeled hotels offer complete housing units – studio or bedroom apartments with kitchen and bath – where local ordinances permit. States and localities markedly vary in how they define, tax, and regulate accommodations not exclusively geared to transients. The report concludes with a discussion of ways the Decennial Census, Service Census, and both population and economic surveys can respond to the present reality of people living in hotels.

Keywords: residence, units of population enumeration, hotels, and business strategies

PEOPLE WHO LIVE IN HOTELS: AN EXPLORATORY OVERVIEW

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EXECUTIVE SUMMARY

People live in hotels and similar indoor accommodations across the entire range of prices and quality. Residents settle in and consider their hotels as their homes. Other people live on open-ended stays lasting months or years as perpetual sojourners: they subjectively believe their hotel-living is “temporary” until their lives change. “Regulars” repeatedly stay at particular hotels, part of each week, or month, or year, often on schedule.

Government regulations and management policies shape where people can take up residence, stay long term, or routinely cycle through accommodations.

State and local governments legally define and regulate lodging types. Laws naming, regulating, licensing, zoning, and setting building code and operating standards recognize classes of lodgings and largely determine how each is allowed to operate and where each may locate. Federal law holds most establishments offering “five or more” units to paying guests or tenants as public accommodations, however states and localities have other criteria. Some jurisdictions impose maximum and minimum stays in each class of accommodations defined. Hotels and motels tend to cluster in those commercial, office, and industrial zones where local ordinances specify they must locate.

Hospitality policies to attract residents and regulars may be set by property owners, operators, or managers and policies may run through all properties operated under an exclusive or franchised brand. About half the hotels, motels, and inns identify with a national, association, or exclusive brand; the others are independently owned and operated. Properties operated under the same brand name commonly share marketing strategies and standardized unit styles, facilities, and distinctive details.

Local managers may need to adapt to brand policies and strategies to the parameters and effects of local laws. For example, a national brand design may need to modify its architecture to meet building codes and requirements for licensing. In states which recognize that occupants of hotels, motels, inns, rooming houses, and similar accommodations gain “tenants’ rights” if they stay a month or more or which control the rates hotel can charge “permanent residents”, some hotel managers impose limits on stays to prevent guests from acquiring tenants’ or residents’ rights.

At the low end of price and quality, physically or stylistically displaced properties are more likely to drift into relying on residents than are newly constructed or recently renovated hotels and motels which are optimally oriented to transportation points. In the midrange, hosting residents, sojourners on long-term, open-ended stays, and “regulars” during the work week is the main business of hotels self-characterize as extended stays. A surprising number of familiar national brands offer deep discounts for long-term

stays. At the high end, living in downtown and resort full service luxury hotels is once again a preferred lifestyle of the wealthy.

Brands and properties designed as “extended stays” have been a growth sector of the industry since the 1990s. Guest units that are physically complete “housing units” – studio or bedroom apartments with complete bathrooms and kitchens – are increasingly popular. A development encouraging people to settle in metropolitan, full service, downtown hotels is the opportunity to buy hotel “condo” units.

Different features attract people paying out-of-pocket to reside in hotels at the “low end”, in the midrange or high end luxury accommodations.

Hotels and motels offer “deals” crafted to appeal to certain clienteles. For example, people with low fixed or indeterminate incomes are interested places where rents are cheap and where the management accepts cash, payments day-to-day or week-to-week, does not check credit, and does not require a credit card as a security deposit. Deep discounts for weekly or monthly or longer continuous stays are also attractive. In the mid-range. Relocating and displaced people find hotels with prices compatible with their employers’ or insurance reimbursement levels and comparable or lower than the cost of living in rental housing. They may forgo daily housekeeping to lower the monthly rent but require conveniences they regard as essential for their lifestyle (like cable TV and high speed Internet). At the high end, wealthy people willing and able to pay top price for the convenience of luxurious and high status settings with optimal services and high caliber on-site facilities (athletic clubs, gourmet restaurants).

Many people are placed or steered into particular hotels through arrangements made by an organization with which the occupant and the hotel are affiliated. Organizations arranging or placing people in long term hotel stays include government, military, and corporate employers, insurance companies, colleges, social service agencies and churches, among others.

The phenomenon of second parties placing people in hotels for grant stays exists across the spectrum of price and quality. Just as public agencies lease units in (or takeover) hotels to place homeless families that may last two or more years, in parallel so too do corporations lease or purchase units where they grant their executives, employees, or clients the right to stay or live long term. The properties public agencies lease as “welfare hotels” are often rundown; the hotels corporations select reflect their image: whether well known chain brands in suburban office parks or magnificent metropolitan palace hotels.

The section on “Creating Counts” sketches how hotels, motels, and like accommodations have been treated in late 20th and early 21st century United States Economic and Decennial Censuses, citing key results; in government surveys, and in specialized surveys conducted for the industry and reported in its trade literature.

Recommendations for enhancing the Census Bureau's mission include recognizing that an increasing number of hotel/motel units are complete apartments that qualify for listing as housing units for Decennial and demographic frames, and recognizing "extended stays" as a distinct subtype classification of commercial hotel/motel accommodations and residential hotels, as a distinct subtype of real estate lessors.

An end note discusses the ethnographic methods for studying a "culture at a distance" applied to explore the domains of hotel dwellers and their hosts. The annotated bibliography includes quotes and concepts cited and referenced in the main text and includes both print and Internet sources. Appendix A provides a glossary of legal, trade, and vernacular terms important in the accommodations industry. Contrastive legal definitions are given for such basic terms – as "hotel" and "motel". Appendix B lists alphabetically hundreds of brands hung on two or more businesses and gives for many of these brands the number of properties and guest units operating under the brand in the United States in 2005. Appendix B2 details brands that identify as "Extended Stays", offer "Long Term Stay" discounts, sell condo residential units in primarily transient hotels. Appendix C lists illustrative companies which own five or more properties or a thousand or more guest units and notes their brand associations. Appendix D lists illustrative conversions of former hotels into single room occupancy permanent rental residences, care facilities, condominium residences, and so on.

PEOPLE WHO LIVE IN HOTELS: AN EXPLORATORY OVERVIEW

ACKNOWLEDGMENTS

Thanks to hotel and motel managers, staff, and residents who graciously volunteered explanations and narratives. Open-ended ethnographic interviews were conducted in hotels and motels representing different brands and business models in a metropolitan city in the Midwest and along a travel corridor through four East Coast states. By agreement with these consultants, the establishments, brands, and individual people interviewed or canvassed in the research areas are not identified or located. Illustrative cases are indented in the report. Information about brands, companies, and hotel conversions noted in Appendices A, B, and C have redundant sources in self-publicity, the cited bibliography, and industry profiles. The ethnographic method applied in this research, known as “the study of culture at a distance” is described in an end note.

PEOPLE WHO LIVE IN HOTELS

People in the United States have resided in hotels (and precursor boarding houses) since at least the 1790s. People from all walks of life can and do settle permanently, sojourn on open-ended stays, or regularly cycle through because lodgings across the spectrum of prices, services, and quality cater to long term stays.

People live in those hotels, motels, and like indoor accommodations where management encourages – or at least tolerates– residence and open-ended stays. This report explores circumstances which result in people of all economic stations living for months or years in hotels, motels, and like indoor accommodations continuously or cumulatively and the business strategies and practices of their hosts. Basic patterns of hotel living identified are A) residence: 1) settling in permanently or 2) sojourning on open-ended stays, and B) cycling between a particular hotel and other places.

RESIDENTS

People residing in hotels tell fundamentally the same story. Something happened – they got a job; their car broke down – and they needed a place to stay. They found a particular hotel; they liked it; they stayed.

Settlers

Settlers made a conscious decision and lifestyle choice to live in the hotel, motel, or like accommodations. For various personal reasons, they don't want to rent or own an apartment or house, or can't. The hotel is their home. Many settlers personalize their

rooms with possessions, decorate their windows, or keep gear on stoops and balconies. Settlers are comfortable and content living in their hotel. They are often friendly with the management and other residents and feel they are living in a community.

Settlers' commitment was highlighted by what they thought about a hypothetical situation – where would they live, if for some reason they couldn't stay at their hotel anymore? Residents said they would move to another hotel or motel like the one where they were living. And they knew where such places were.

Sojourners on open ended stays

Sojourners often have stayed in the same hotel for as long or longer than settlers, but sojourners subjectively believe their open-ended stays are “temporary”, even if they have no other home. Sojourners' stories begin the same way as residents'. Some novel circumstance required they find a place to stay and they checked in or were placed by a third party. The middle of sojourners' narratives are different. In the here-and-now, they focus on some future event that they believe will end their stay. They don't know how much longer they will stay because they are not certain when the change of circumstance they expect or dread will occur. They are waiting for something to happen; in the meantime, they camp.

Examples of the events which sojourners on open-ended stays believed would end their hotel residence included: the house they are building (or rebuilding) would be completed and they will move there; their job, contract, or posting in the area would end and then they would have to go work somewhere else; a person they are waiting for (who is away) would come back, then, together, they would move somewhere else; they would get enough money to repair or replace the car that broke down; their credit might improve; their position on a waiting list for housing would eventually get to the top; the divorce property settlement would kick in.

“REGULARS”

Cycling through stays in hotels and like accommodations is more variable in duration than the continuous residence of settlers and sojourners. Regulars have a greater variety of schedules and reasons for their repeated stays in the same hotels. Some “regulars” spend part of the year in a hotel, motel, boarding house, or other commercial or nonprofit lodgings while they work seasonally or study during the academic year. Some contractors stay at hotels near their work sites four or five nights during the “work week” and go away or “home” on weekends. Hotels prize those “business” or “professional” “regulars” who stay part of every month and book far in advance. Another pattern involves workers who repair to a particular hotel as their “home base” in between jobs and gigs that involve travel or who patronize the same hotels during their periodic labor migrations.

The year-round motels clustered near a seasonal attraction begin filling

with part-year residents who operate the attraction months before the season began. Midpoint between the closing and reopening of the attraction, occupancy falls to the few who live in these motels year-round. Transient visitors arrive during the “season” when these properties are least likely to have vacancies. Larger, newer motels nearby, which have fewer permanent residents, sojourners, and seasonal part-timers, take up the slack and accommodate the attraction’s fans.



People cycle into seasonal hotel/motel living for many reasons.

The night clerk called residents of the highway exit motel where he works “geographically disabled.” He explained this is a code term that employees of his large national motel chain call people who stay in a motel for months or years at a stretch on the weekly rate.

One set are the “locals” who move in for the winter because it costs less to stay in a motel room than to heat their rustic wood houses. A few RV campers stay over the winter, too. Those whom the night clerk recalled as staying the longest --three to five years --first showed up for a job or contract they didn’t think would last, but it did.

At any given time, long term sojourners live at this motel along with transients. This chain brand with hundreds of roadside motels nationally offers weekly rates (7th day free) and deeply discounted monthly rates.



ACCOMMODATIONS

GOVERNMENT REGULATION

The buildings and businesses generically called “hotels” in this report include accommodations of varied architectural styles licensed to operate as some class of indoor lodgings and locally known as hotels, motels, motor courts, inns, lodgings, tourist or guest houses, rooming houses, room and board houses, and bed and breakfasts (B&Bs), among other terms. The 2005 federal Commerce Clause (United States Code, Title 42, Chapter, 21, Subchapter II § 2000a) applies to “public accommodations” offering five or more “rooms” to “transients” and not to lodgings with fewer units or in private clubs or private homes. However, many government jurisdictions in the United States do not distinguish between the “residential” or “transient” character of occupants or between “public” and “private” status in defining categories of accommodations. Appendix A quotes a selection of contrastive federal, state, and local definitions and regulations. Some of the legal definitions that do distinguish between residential and transient quarters hinge on threshold limits: for example, on the number of days each

class of locally recognized lodgings may host a “transient” or on the per cent of units occupied by permanent residents. Some jurisdictions that do distinguish between accommodations “open to the public” and private clubs or membership hotels make the distinction on varied criteria, such as the degree to which rent paid by member occupants sustain the living quarters.

State and local definitions

What buildings and businesses are licensed and regulated as which class of accommodations is determined by definitions and regulations in state and local laws. Arkansas state law defines “hotels” (and motels, motor hotels, and motor lodges) as establishments offering 50 or more “rooms for sleeping accommodations” with public dining rooms capable of seating and serving 50 people, whether guests are “transient, permanent, or residential”. (Arkansas accommodations with fewer than 50 guest units are variously licensed as “inns”, “lodgings”, or “boarding houses.”) Illinois and California label as “hotels” as lodgings with as few as six rooms for rent. In Missouri, “lodgings” is the generic term for “any building, group of buildings, structure, facility, place or places of business where five or more guest rooms are provided.” In Iowa, a “hotel” with fewer than 10 rooms is classified as a “bed and breakfast” guest house. In Maryland, several counties require that hotel /motels of any size which include a meal in the price of sleeping accommodations must obtain a B&B license. In Ohio, a “bed and breakfast” which can accommodate 10 or more transients must be licensed and inspected as a “motel” and must collect both “hotel” tax surcharges and a per bed tax from transients.

"Tourist court" congers up a vintage building style of roadside accommodations, however in Georgia regulations, the term is a legal generic which refers to all public accommodations, including hotels, motels, inns, B&Bs, and the like. (Georgia historically began regulating the public accommodations when tourist courts proliferated in the 1940s.)

Some states and local governments reserve terms for accommodations that serve at least some transients. In Ohio, "facilities which have (any) transient guests staying for a period of 30 days or less" are hotels and motels. Tennessee defines a hotel as any building in which any number of sleeping accommodations are furnished for pay to transients or travelers, whether or not food is served. In Virginia, “hotels” are “any place offering to the public for compensation transitory lodging or sleeping accommodations, overnight or otherwise” ... “including but not limited to facilities known by varying nomenclatures or designations as hotels, motels, travel lodges, tourist homes....” (Virginia Code, § 35.1-1. Definitions. 7)

Some jurisdictions specify the maximum and/or minimum number of days a guest is permitted to stay in each class of accommodations recognized in legal definitions, zoning, licensing standards, and/or tax regulations. In jurisdictions which make no legal distinction between “transient” and “residential” accommodations, establishments are licensed as “hotels” or other classes by criteria having nothing to do with guests length of stay. In jurisdictions which make fine distinctions among categories, some hotels

cope to uphold or evade disadvantageous classifications. Certain hotels in New York and Chicago, for example, brimming with permanent residents paying week-to-week, month-to-month, or on annual leases cling to a classification as “nonresidential” hotels by holding units vacant for transient guests.

The Appendix A glossary quotes contrastive state and local definitions standards, and applicable laws for or applied to classes of lodging. See Appendix A for varied legal definitions for “hotel”, “motel”, “SRO hotel”, and boarding house, among other terms.

“Resident” tax abatement and rights

Many of the states and localities distinguish the classes of accommodations hosting “transients” in order to require establishments in these classes to collect taxes from such guests. State laws fix when “residency” is conveyed – after 30 days, 70 days, 90 days, for example. New state residents are typically expected to begin paying state and local income taxes on earnings and change their drivers’ and vehicle licenses to an address in the state. Further criteria for “residency status” and latitude for registering as an “out-of-state” visitor vary by state. State and/or local laws may also bestow “tenant’s rights” on occupants of hotel units after they stay for a legally prescribed minimum period or meet other requirements.

In jurisdictions where a “transient” or “tourist” or “luxury” tax is tacked on top as a per cent of accommodation charges, the cost of renting a unit drops as soon as an occupant stays long enough to be considered a state and local resident.

In one state with a 30-day residency requirement, for example, hotels and motels drop the “luxury” tax on unit rentals on the 31st day. Also, on the 31st day, the new state resident is legally endowed with full tenants’ rights to unit occupied, even in hotels which “lease” week to week or month-to-month. Another state which conveys residency after 70 days not only requires hotels to stop charging occupants the state and local “hotel taxes” once hotel occupants become “legally resident” but also to rebate the hotel/motel tax occupants paid before they became “residents.”

An occupant who is considered a jural “tenant” or “legal resident” of a hotel unit gains certain rights and, in several jurisdictions, caps the rent on their unit.

Zoning and local ordinances

Where accommodations may locate is largely dictated by local zoning and detailed ordinances that specify where (and how) each class of legally recognized lodgings is permitted to operate.

Since the advent of Euclidean Zoning in the 1920s, local government zoning codes have specified land use and what kinds of buildings and business are allowed to operate in each zone. Local ordinances echo more general state-level definitions of types and classes of accommodations, and prescribe detailed standards. Local codes may set the frequency and types of services guests receive, maximum building height,

set back from thoroughfares, footprint on acreage and required fire safety equipment, the size and furnishings of units, layout and other matters.

Local zoning commonly restrict hotels and motels to commercial, industrial, or “mixed use” (residential-industrial-commercial) land use zones. Commercial accommodations are typically banned from areas zoned residential, except for establishments protected by “grandfather” clauses operating continuously since before zoning or, where permitted, converted from houses. The historic concentrations of urban hotels in downtown “central business districts” and the modern concentrations of hotels in suburban “office parks” reflect the predominant historic and most recent zones approved for hotels and motels. Sites zoned “commercial” or for a specific class of accommodations can make its real estate more valuable than the building property and business.

Zoning and other local laws in multiple jurisdictions have driven rooming and boarding houses into the ubiquitous underground of private residential houses and apartments. Several California counties define as “hotels” accommodations with a low cutoff number of guests (five or six) and accommodations serving fewer as “boarding houses” or “rooming houses”. In New York City, where a ‘rooming house’ or a ‘furnished room house’ has been defined as a multiple dwelling other than a “hotel” with less than thirty sleeping rooms since 1929, has recently redefined thousands of former rooming houses (and former single family private houses subdivided into rental rooms) as “commercial SRO hotels” to enjoin their demolition. Codes, ordinances, and regulations in various local jurisdictions prohibit rooming and boarding houses from operating in certain residential zones, from housing “transients” (staying less than 30 or other lengthier periods), from advertising their services, and from posting signs; restrict the number of occupants, and require proprietors to take out business licenses and submit the property to building and fire inspections. These laws are either unknown or ignored by many recent immigrants and landlords who “illegally” subdivide houses and apartments to create and rent rooms and other sleeping spaces (Federation of Citizens Associations of the District of Columbia 2002; Mahler 2005, 1995, 1993; McKay 1992). This report excludes room and board rooms and sleeping spaces in private homes from the “hotel” subject category.

BUSINESS STRATEGIES

The image of hotels and motels as “traveler’s accommodations” is deliberately cultivated by that sector of the “hospitality” industry which relies on a steady stream of customers. Transients staying a few days are typically charged higher and more profitable rates. Establishments catering to travelers put a great deal of effort into ads and booking to keep vacancy rates low.

Many establishments that polish their image to attract transients nevertheless tolerate or even rely on people settling in or staying a long time to provide a dependable floor of revenue. This report discusses various strategies hoteliers deploy to attract a core of

residents, from discount deals to unit ownership.

The proportion of units occupied by people who are residing, sojourning, or regularly cycling through varies in any given hotel. Some mainly “residential hotels” rent units to tourists; some predominantly travelers’ lodgings host long term residents.

The situation is perhaps best conceived as a distribution curve. Various situations and strategies fix any particular property at a point somewhere between the pole of accommodating only transients to the pole of completely residential. Some business strategies encourage residents, while others are incompatible.

Changes in the late 20th and early 21st centuries

Historically, residential hotels and large boarding houses in urban areas dominated the U.S. stock of accommodations and a minority of special built or *ad hoc* lodgings offered overnight accommodations at key urban and tourist destinations and along travel routes. In the period between roughly the early 1950s and early 1980s, the number and capacity of “motels”, motor or tourist courts, cabins and chain establishments plying to travelers increased. Chains of brand hotels built hundreds of properties, along vehicular travel routes and at urban and resort destinations. (Jakle, Sculle and Rodgers 1996; Witzel 2002; AH&LA 2000). In the same period, many older urban hotels were demolished. New hybrid styles began emerging in the mid-1980s. Though primarily oriented to travelers and located to capture travel flows, high rise “motels” offered “suites” of rooms and welcomed sojourners on open-ended stays and “regulars” with special discounts. Despite the loss of low-cost urban residential hotels, in 1990, as many people were living in hotels as in public housing [Groth 1994 (1999)]. In the decade between 1995 and 2005, established “all suites” brands and new brands that featured studio and bedroom apartment units began characterizing their accommodations as “extended stay” hotels. In one decade, the “all suites” and the “all apartment” styles each added over half a million units nationwide.

Services and price

Hotels and motels are categorized in terms of their services (from “limited” to “full”; with or without food and beverage), facilities, amenities, “quality” (often rated with one to five “stars”) and price range: “budget” or “economy” through “upscale” or “luxury.” Here three tiers are distinguished: “the low end,” “midrange,” and “the high end.”

Accommodations in the “low end” charge rates lower than area and national averages and generally offer “limited” services. Many are older properties operating as independents or “economy” brands. “Midrange” hotels and motels have more facilities on site, greater amenities, and are of a better “quality.” Midrange properties are more often recently built or recently remodeled and commonly trade as franchised brands. There is a gap between the highest rates of “midrange hotels” and the lowest rates of the several times more expensive “high end” hotels.

Unit rates vary by market within types, chains, and franchised or association brands. In

metropolitan areas, day rates at “low end” hotels come in under \$50; in rural areas, at less than \$30. Regular day rates in the “midrange” cap around \$200. Discounts for stays of a month or more can drop “midrange” rates to within ten or twenty dollars of the top horizon rate charged at local “low end” – a financial lure attractive for settlers, sojourners, and regulars. “High end” hotels routinely charge more than \$200 and on up to thousands of dollars per unit per night. People who reside in high end hotels, as discussed below, are more attracted by convenience than bargains.

FEATURES

Various hotel/motel features intersect to attract or repel residents and regulars. Among these are unit style, deals, brand and company policies, social attractions, and at the high end, prestige. Local ordinances may constrain what accommodations are permitted to offer.

Units

Zoning codes, state, local and federal laws, and industry publicity use different terms to describe and define the rental units in hotels, motels, rooming and boarding houses, and like indoor lodgings. Modern units are minimally a room furnished with a bed for sleeping and access to sanitary facilities. Units may have common or private baths, group multiple rooms, or be complete apartments with private bathrooms and kitchens.

Certain hotel brands advertise their more spacious rooms with private baths as “suites” while the suites of other brands have a bedroom, sitting room and bath or complete studio or bedroom apartments. What bed and breakfast inns (“B&Bs”) advertise as “suites” usually consist of a sleeping room with either a private bathroom or attached sitting room. A “suite” in legacy luxury hotels may have multiple bedrooms and baths, a living room, dining room, and butler’s pantry, but lack a kitchen. In different contexts, a “Single Room Occupancy” (“SRO”) unit may be a studio apartment or a room with or without a private bath, with or without a kitchen, with or without food preparation permitted in the unit or in a common kitchen on the premises. The Department of Housing and Urban Development (HUD) defines SRO units as either apartments with both private bathrooms and kitchens or rooms lacking private bathrooms and/or kitchens. States and local jurisdictions which recognize the SRO or “compact living quarters” units have disparate definitions. Legal definitions for units quoted in Appendix A give a flavor of the variation and degree to which local regulations dictate unit style, size, and furnishings for different classes of accommodations.

Rooms

Here the following units are called “rooms”:

Room with a shared bath: one sleeping room whose occupant(s) shares toilets and bathing facilities on the same hallway or floor with occupants of other rooms;

Room with a private bath: one sleeping room with a private bath

for the exclusive use of the occupant(s);
 Suite: at least two rooms (a bedroom and sitting room, adjoining bedrooms, or other configuration) with at least one private bathroom.

“Rooms” and “suites” lack kitchens. Local ordinances may prohibit cooking in commercial accommodations. Laws or management may limit the portable equipment, such as electric coffee makers, “mini-fridges,” microwaves and the popular combination mini-fridge/microwave appliance furnished, available for rent, or permitted to be brought in to units. Even minimal equipment for storing and warming food are conveniences for people living permanently, staying long term, and cycling. Residents of units in which cooking was prohibited vary in their compliance with this rule. Roomers and guests units of rooming houses, boarding houses, guest houses, and B&Bs often share baths, and, in these classes of lodgings, cooking is commonly prohibited.

Apartments

A complete apartment is a unit with at least a sleeping area or separate bedroom, a private bathroom, and a kitchen. The kitchen may be in a separate room or arranged as a “kitchenette” located in a room designed for activities other than preparing and storing food. Cooking is permitted and apartment kitchens are equipped with appliances for preparing, storing, and washing food: a full stove or stove-top cooking burners and oven or a microwave, a full or “mini” refrigerator, a separate sink with running water, and, occasionally counter tops, cabinets, table, a dishwasher, pots, pans, plates, and utensils.

A “studio” (or “efficiency”) apartment is a compact unit with a sleeping area and fully equipped kitchenette in the same room and a separate private bathroom.

A bedroom apartment is a unit with one or more separate sleeping rooms, at least one private bathroom, a completely equipped kitchen area, and, possibly, other rooms.

Rates for units do not necessarily correspond with layout and equipment. Several limited service “economy” brands offer complete studio apartments with private baths and kitchenettes for considerably lower rates than midrange and high end hotels with full services and ample facilities charge for one “guest room” with a private bath.

Length of stay

Limits on the period of time a guest may stay can be imposed by the local ordinance governing the class of accommodations, by brand or company management policy, or as a hospitality management strategy responding to local opportunities or constraints. Unless local laws require that their licensed class of lodgings exclusively serve transients, businesses can opt to fill units opportunistically with varying percentages of long term residents.

Hotel management may limit the duration of a guest's stay in advance (upon reserving or upon check-in) either to honor pending reservations or as a policy. Some establishments adopt a blanket policy of limiting the time anyone may stay to avoid guests from acquiring rights under local laws as "tenants" or as "permanent residents." Hotels which derive major revenues from contracting blocks of rooms for conferences, conventions, trade shows, or tours are less likely to encourage residence because these hotels need to maximize the number of guest rooms they can offer and commit to large groups. Residents, sojourners and regulars erode the capacity of the property to accommodate large groups. To fill gaps between the departure and arrival of groups, several large "conference hotels" market weekend romantic "get away" packages to locals whom they expect will go home Sunday afternoon.

Some larger boarding houses and nonprofit hotels only accept residents in an eligible age bracket, of one gender, one status (for example, employed women age 18-30, registered students) or other specified characteristics. Bracketing eligibility by age functions to limit the duration of stays as boarders and occupants age. Some establishments lease for periods of less than one year (for example, by the academic semester) and/or set the maximum length of stay, for example, at two years. During seasons when tourists are plentiful, youth hostels are most likely to limit guests' stays to periods reckoned in days or weeks; at other times, over the winter, several urban U.S. youth hostels rent rooms and beds in dormitories to college students by the semester.

Minimum stays may be required by law or business policy. Several jurisdictions prohibit boarding or rooming houses from hosting transients and peg the minimum boarding/rooming house stay to that period of time (30 days, 90 days) it takes for a person to qualify as a legal resident of the state. Some legacy independent hotels and other high rent properties in urban and resort locations require minimum stays (of three, four, or five days) during periods of peak demand or all year round. Several brands of "extended stay" hotels charge for a minimum 30 day stay; extended stay properties that even offer overnight or weekly rates are exceptions.

Certain local legal environments make it necessary, practical or advantageous for management to limit length of stays. Although a chain or franchise brand may lack an explicit national policy placing time limits on stays, its hotels and motels must comply with local rules and adapt to local business opportunities. Several national budget brands and "extended stay" hotels affirmatively encourage and depend upon long term residents for dependable revenues. Franchisees, chains and brands favorable to hosting long term avoid jurisdictions where their emphasis on encouraging long term stays is literally illegal or else modify their properties and policies in those areas.

Hotels are known to impose stay limits to prevent occupants from obtaining resident or tenant status (Cell 1998) – a practice called "churning" in California.

In New York City, hotels accepting the clients of City agencies recently

insisted on limiting the stays of city guests to 21 days. In New York, nonprofit and historically “residential” YMCAs now limit guest stays to 28 days.

In San Francisco, the City Attorney sued several hotels in the Tenderloin and Mission districts for their practice of “musical beds”: evicting guests every few weeks, so none could qualify for residents’ rights (Cell 1998).

Location

Local zoning and business orientation to transportation routes explain why hotels and motels occur in clusters. In 2000, American Hotel and Lodging Association found that 42.2 per cent of the 53,500 hotel properties surveyed were located on highways, 33.6 per cent were in suburbs, 10.2 per cent were urban, 7.7 per cent were at airports, and 6.3 per cent were at resorts (AH&LA 2001). The properties surveyed in 2000 were all operated by members of the association and were of various sizes. A commissioned survey in 2003 of 47,584 properties with at least 15 units found slightly more were in suburban locations than on highways and that in each of these two generic locations, there were over 18,000 hotel properties with over a million units (AH&LA 2004). Legacy, casino, and resort hotels located in or near seasonal or specialized attractions like hot springs, beaches, ski areas and hunting preserves spots sometimes themselves become attractions as resorts or gambling centers. Conference hotels cluster in and near major metropolitan and regional urban centers with airports. As accommodations often converted from houses rather than specially built and as among the few types permitted in some residential zones, bed and breakfast inns are scattered in unexpected places.

“Highway” locations can usefully be distinguished among

- 1) exits off Interstates,
- 2) stretches where hotels are allowed on Interstates,
- 3) sections of older thoroughfares that have become commercial “strips” in cities, suburbs, and towns, and
- 4) along older main vehicular routes.

Prime locations

Locations on well-frequented transportation routes, at transit hubs, and in key travel destinations are strategic for businesses aiming to attract a stream of transient guests. Historically, hotels located at such transit points as stage coach stops and ports, and later around railroad stations, bus stations, and airports. Points on currently well traveled air, rail and vehicular transportation routes are prime and prevalent locations for business primarily or exclusively interested in hosting transients. Lots on highway exits off Interstates and near airports are prized spots for constructing new properties positioned to capture transients in current travel flows. Developers scout routes connected to Interstates for land in unincorporated rural areas with lenient or no zoning and along commercial strips. Hotels and motels lining the rare stretches where Interstate highways run through destination cities enjoy prime locations for the transient

trade. "Mixed use" zones for commercial, light industrial, warehouse, and office activities where accommodations are permitted near airports are prized because similar zones tend to be located some distance away from well transited routes.

Four properties lining a stretch of Interstate that runs through a warehouse and light industrial district at the fringe of a major urban destination have a total of 325 rooms among them. Only one unit was occupied by a permanent resident when the four were canvassed in the winter of 2005. Managers at the other three businesses stated they never had guests stay as long as a month. The manager of one franchised national brand limited guest stays to three weeks; nationally, the brand catered to family travel and his was one of the few in the area. The manager of a chain motel across the street offers the national brand's discount of 10 per cent off for a seven-day stay, but said it's hardly used: the motel easily fills with transients who stay day-by-day. The manager of the third high rise older property periodically fills his property with tour groups coming from abroad, who book a year in advance. In between tours, the hotel stood empty. He stated he would not let anyone live at his hotel, and only let staff stay when the hotel was full.

The sole resident of this cluster lived in an older, independently operated, court-style motel unaffiliated with any brand or franchise. Its location on the Interstate and low price attracted overnight stays though tourists rarely stayed as long as a week in the rundown property. To keep the rooms filled, managers were open to placements and to people staying indefinitely.



Low end and midrange hotels and motels in prime locations for transient customers may have less business interest and need for permanent residents or sojourners on open-ended stays than do accommodations in more marginal locations. Hotels squarely located in central business down towns are prime and actual locations for midrange, high end, and partially residential hotels, whereas urban low end hotels pepper fringe semi-industrial and warehouse areas.

Displaced locations

Changes in the road system and travel flows leave some accommodations stranded. After the Interstate highway system was constructed, travelers' accommodations built along what used to be the main U.S. highways found themselves located on side tracks: their properties were no longer oriented to travel flows. Urban renewals of American cities physically changed roadways and zoning, setting in motion repetitive sagas of once grand hotels decaying in place, stranded in marginal locations, no longer on main thoroughfares, fallen out of fashion.

Locations on older main highways bypassed by vehicle traffic traveling the Interstate

system put “tourist” accommodations at a disadvantage. Locations near attractions that passed out of fashion or went out of business no longer had tourists to serve. Many structures originally built as tourist cabins, motor courts or motels along what were main vehicular routes between 1916 and the early 1970s either shifted to partially or completely to residential accommodations, opened only seasonally, were converted into stores or workshops, sit abandoned, or have literally fallen down.

Stylistic displacement

Without constant remodeling and updating, a property can become stylistically outmoded and unable to meet the expectation of modern transient guests. Property deterioration leads to another sort of displacement, regardless of location. Dozens of formerly “grand” hotels at the fringe of the central “downtown” of the Midwest city offer week-to-week or month-to-month discounted room rents at prices that workers earning minimum and low wages can afford. Originally built in the late 19th and early 20th century to host business and elegant society guests, these hotels survive by functioning as commercial Single Room Occupancy hotels.

In the areas researched, certain rural motels and urban hotels that lost their original customer base due to physical or stylistic displacements drifted into hosting permanent residents as a survival strategy.

A night manager commented there were “always” people living in the motel where she worked and once lived for a year herself. The motel sits beside a secondary highway that connects two old main routes that once carried traffic volumes today traveling on the Interstate. With 103 rooms plus efficiency apartment units, the motel is one of the largest properties of its national brand.

In January 2005, six units were occupied by people who had been living in the motel for six months or more; one had been living there three years. Staff recalled nine years as the longest anyone had continuously lived in the motel. The manager characterized people living in the motel as experiencing “hard times” or on “work assignments” or “just in transit with their lives”. She noted, “It just happens here. It’s no corporate policy.”



Twenty years ago, “Dot” moved into a room in the “Star” Motel. She didn’t mind it was just a bedroom and bathroom; she ate at the restaurant where she worked. She could easily afford to rent the room on her tips.

The two storey motel was built in the shape of an “L” in the 1950s, along what was then a main truck and tourist route between two east coast states. During its heyday in the 1960s, top rock and roll stars played at the Star’s casino. People came from states away to catch the acts, play slots and stay at the motel.

Then, the state outlawed slot gambling machines and the casino was torn down. Next, an Interstate was built parallel a few miles west. Fewer and fewer truckers and interstate travelers drove by; fewer still stopped and spent the night.

Local people followed Dot's lead and moved into rooms at the Star Motel: carpenters, dry wall specialists, mechanics, stock clerks, waitresses. A few miles north, a commercial strip began forming on either side of the highway: first automobile dealerships and restaurants, then "big box" retail stores, then a few modern brand hotels. More low wage jobs became available locally. Land along the strip sold for record prices. In 1998, the Star's owner put up a big "for sale" sign in front of the motel, hoping to cash in.

But development was slow to reach as far south as the Star Motel. No retail chain was interested in the location. More local people came by, though, interested in moving in.

Five years ago, the owner put kitchenettes in every unit and did not fix the Star's neon sign when it broke. News about any vacancies spread by word of mouth to people who needed a place to settle in.

In the winter of 2004-2005, Dot was still living in the same unit at the Star, on the second floor at the corner on the "L" furthest away from the highway and hotel office. Luckily for her, by the time she hung up her work apron and retired, so could no longer eat free at her employer's restaurant, her room and bath had been transformed into an "efficiency" studio apartment with a stove, fridge, cabinets, and sink. The couple who managed the Star, opening the office at 9:00 a.m. to collect rents in cash, call plumbers to fix sinks and toilets, and handle residents' complaints until 5:00 p.m., were planning to retire soon. The owner hoped to finalize a deal with a buyer.

As far as the county where it is located is concerned, the Star was a motel; it did not fit the definition of or meet the code for an apartment building. The county has no such thing on the books as a "single room occupancy" or residential motel or hotel, but they do have zoning and business licenses: the land the Star sat on is zoned commercial and the Star was licenced as a motel.

The Star was sold in the spring of 2005 and every one was evicted. The Star's residents had always been living there week-to-week; no one had a lease. The local county's law had no provision on its books for tenants' rights in motels, not even for Dot, after 20 years. The property was fenced off and scheduled for demolition. A mini-mall will be built on the site.



The Star's residents moved to other motels. The exodus of residents evicted from the Star completed the transition of one smaller hotel further north on the same highway from semi- to completely residential. It, too, had once been a casino hotel and was already flanked on all sides by new commercial developments. Former residents of the Star also moved south into side-of-the-road motels which offered "apartments" and plain rooms along more rural stretches of the highway, away from the built-up commercial strip. Two old-fashioned court-style motels sit side-by-side. One still carries for transients and keeps its "vacancy" sign shining. Before the evicted exodus from the Star arrived, local people had been living in four of its guest units for years. The court motel next door had painted over the word "motel" on its sign and lettered in "apartments". Though still licensed and listed in the phone directory as a motel, it is almost fully rented out to residents.

Dot, other older retirees, and sober currently employed Star refugees skipped over one motel further south where "the bad element" reputedly live -- drug dealers, strippers, winos, though some younger, single men evicted at the same time had to consider it. The motels closest to the state border have small colonies of settlers living in the units in the back, away from the highway, and still get a few transients traveling by car. One was already full of residents: mainly young families with children crowded into single guest bedrooms rooms with private baths. Couples with working cars considered moving into these more distant motels, though far from their jobs. Options that former residents of the Star did not good prospects included deserted court motels "open for business" but totally empty on northern rural stretches of the same highway-- nobody knew their new foreign owners; an independent hotel in the next town south where construction workers and tradesmen stayed while they working temporarily in the area-- too much of a bar scene at night; and the various newer "fancy" mid-rise hotels built at the edge of the commercial strip--too expensive.

In a rural 60-mile stretch along another old main highway, the various fates of roadside motels displaced by changes in traffic patterns were on display. Two former motels, one court style and the other, a tourist court with cabins, lease all their units as "apartments." Two former motels had been converted into residential care institutions for people with mental disabilities. One well-kept independent hotel thrives on business lunches at its restaurant and its reputation for "no tell" discretion about short middle-of-the-day stays. Two new, branded, mid rise motels were built where the old highway intersects with routes leading to the Interstate within a mile: this is a typical location for "exit" motels. Two former hotels were abandoned. One was recently boarded up; the other had collapsed beyond repair.

In another rural stretch, a set of no-tell "love motels" is located close to the city limits and "gentlemen's clubs" (strip joints). A motel wedged between the "no-tells" and a shopping mall posts its welcome to families, Biblical passages, and AAA/AARP insignia. Two former motels have been converted into retail stores. The rest of the motels combat

high vacancy with varying percentages of permanent and transients. One of the scruffiest also had the most residents and recently added on a new cement block double storey wing.

DEALS

The deals that attract or channel people to the particular hotels where they reside, sojourn on open-ended stays, or regularly cycle through are as economically stratified as the clientele. Individuals paying their own way in hotels across the spectrum of price, quality and services may negotiate customized deals with managers. People paying their own way are in a fundamentally different situation than people who land in a hotel through intermediaries' arrangements. The next sections discuss management policies that attract people paying low rents; various deals that government, corporate, religious, and other types of organizations negotiate with hotels that result in the placement, third-party payments or benefits, or discounts for the organizations' affiliates; and the convenience and prestige of hotel living among some of the nation's wealthiest citizens.

SELF PAY AT THE LOW END

People who had been living in economy hotels and motels for months or years explained they originally found the place by inquiring "around" for weekly or monthly rates.

Residents personally paying out-of-pocket to live for a long time in low-end hotels and motels were attracted by certain financial arrangements:

- | | |
|--------|---|
| Cash | 1) accepting cash payment and not requiring a credit card to secure charges |
| Credit | 2) no credit check |
| Rate | 3a) discounted weekly or monthly rate, |
| | 3b) discounted <u>day rate</u> for "long term stays" |
| | 3c) a "flat" day rate |
| | lower than the same establishment's daily rate and/or |
| | lower than rent for comparable accommodations |
| | in the local market. |

Cash

Hotels and motels that accept cash attract people in certain circumstances.

"Miss Penny" owns and operates an 11-room hotel next to her thriving neighborhood restaurant, bar, and ribs barbeque. Miss Penny explained she stopped "fooling with weekly rates, monthly rates" years ago. She has one "flat rate" (\$43/day, payable in advance and in cash). As for credit cards, she does not "like them and won't take them any where in my business." If her customers want lunch, beer, ribs, or a room for the night, they must lay down cash up front. If a guest has the "where with all" and wants to pay room rent for a whole week or a month "ahead," that was fine.

That did not happen as often as people staying in one of her rooms “got behind” and “had to be catching up” paying rent back due. Staying in business depended on Miss Penny making sure “it all evens out.”

Miss Penny sometimes sits people down who’ve been staying in her hotel a long time to try to “talk some sense into them.” She’ll write down on a tablet the dollars and cents figures to show them that “for what you’re paying me every day, you could rent an apartment, rent a town house. But they say they don’t want to be bothered with utilities. They don’t want to buy furniture. Things like that make it less trouble to stay here.”



Credit

“Samantha,” a woman in her thirties residing in a 29-room motel explained why paying cash attracted her. Back when she worked for a mortgage company, she checked her own credit reports and discovered she had a problem. The nature of her problem was “not having enough credit.” She owed no debts; she had paid off and cut up all her credit cards back when she was making good money managing a retail store. She hadn’t used credit for more than ten years. The negative void rated her a low credit score. She believed that if she ever were to want to rent an apartment or townhouse, she would be expected to put up a larger than usual deposit.

Samantha said paying for her room in cash, and each week was good practice and good discipline. She felt independent. She liked having her own place without feeling “tied down” by a lease.



Friends explained how bad credit drove “Minnie,” a woman in her mid-20s, to live in a downtown hotel for four years. Minnie had fallen deeply in debt – she was supposed to start paying back her college education loans and somehow couldn’t. She spent a lot of money on clothes, then, the next thing she knew, her credit cards were cancelled. Pretty soon after that, the phone and electric company cut off service and put Minnie on “some kind of ‘black list’” (the utilities have), refusing her new service. The hotel where she took up lodgings was less than ideal. It was hard to see if the lobby carpet had a design through the dirt. Hallways were dark. She moved in because the hotel took cash and did not require a credit card guarantee. It was supposed to be temporary until she could get ahead, get out of debt, could qualify to rent an apartment, get the phone company “off her back”: none of which happened.



Reduced weekly or monthly rates with reduced services

Weekly or monthly rates are intended to encourage longer self-paid stays and sweeten contracts with third party payees. Some hotels and motels interested in this business prominently post their weekly discounts on signs, banners, and the Internet. In both the Midwest city and East Coast corridor canvassed for this research, posting a simple sign reading “rooms for rent” indicated a hotel or motel and even one mobile home park welcomed residents and offered discounts for long term stays. Many “extended stay” brands and properties quote only monthly rates and some collect payment for a 30-day minimum from guests who stay for shorter periods.

Both managers and residents explained that discount rates were tied to reduced services.

Local ordinances define the standard services that each class of lodging business must provide. Many jurisdictions require businesses licensed as a hotel, motel, inn, or tourist home to provide housekeeping services and regular changes of linens. From the perspective of managers, reducing the frequency a unit is cleaned and sheets and towels are changed make discounts for residents and people staying long terms financially feasible. One eight-room, side-of-the-road, cement-block motel built in the 1940s distributes thin hand towels once a week. A more minimal compliance with the requirement that hotels change linens was the one hour window of opportunity one urban hotel gave guests once-a-month to turn in bed sheets and towels for laundering.

From the perspective of residents, reduced housekeeping and fewer linen deliveries enhanced their sense of privacy and home.

One hotel resident explained he did not like people coming into his room when he was not there. He asked the manager to have the housekeeper skip his room if he was out. He used the towels the hotel provided but arranged to have the hotel wash the bed sheets he purchased: he did not like the idea of sleeping on sheets others had used.



The thin towels the motel gave out hardly served to dry hands. Sojourners at a six-unit cement block motel built on a wide median strip between the lanes of a highway in the 1940s learned from their neighbors where to buy bath towels and where to wash them along with their clothes at a coin laundry in the nearest town.



In urban as in rural areas, older hotels displaced by urban renewal that offer low rates are a magnet for the residents and regulars who need inexpensive lodgings.

One of the few surviving “workers’ hotels” in the Midwest city canvassed stands alone on a triangle lot bordered by the entrance to an overpass, a

park, and the rubble of demolished buildings. The warehouse district, row house residences, and high rise apartment project that once surrounded this hotel and optimized its location as a place to stay have been torn down. On the its front wall, the hotel touts free parking; on its back wall, a realtor's sign offers the property for sale.

"Permanent and Transient"

Signs prominently posted on several hotels in the Midwest city where people live quote the license and tax code terms --"permanent" and "transient"-- or abbreviate: "Perm & Transit." A sign outside the workers' hotel stranded in an urban wasteland states "Transient and Permanent Welcome". Further west, a high rise hotel that has always been primarily residential welcomes "permanents" and "transients". In the 1930s, it was a "cubicle hotel" with 212 small sleeping rooms and shared bathrooms. In the late 1950s, it was remodeled into 120 rooms, some with private baths, in the style typical of workers' hotels.

A five-storey hotel at the outer edge of downtown manages to preserve its classification as a "regular" hotel by accepting overflow from more centrally located hotels that really do specialize in accommodating visitors to the metropolis. The hotel charges overflow transients day rates between \$101-\$150 /night. The hotel's colony of residents each pay about the same amount per week to rent the room where they permanently live as the overflow transients pay per night. Despite its legal struggles to avoid being formally designated as a "residential hotel" or "SRO hotel", the hotel posts a small sign out front advertising "Rooms for Rent". This subtle simple ad is understood in the East and Midwest as notice that the accommodations offers long term "rooming house" service.



Hotels are generally permitted in urban commercial zones. Hotels located on busy city commercial strips can survive by renting space at street level to retail shops. Rental real estate adds an income stream to help keep older hotels afloat and some new urban hotels are designed to capture such income with storefronts and interior concessions. Inhabited hotels on deserted streets, displaced from the opportunity to rent to retailers, board up the floor where lobbies, restaurants, bootblack stands, and shops used to be, dropping any pretense they offer services or facilities commonly found in midrange and high end hotels.

Long term residents of one hotel on a busy commercial street walk upstairs and unlock the second storey entry door themselves, unattended. No "tourists" find accommodations here, though the hotel advertises a daily rate.



Four older low end hotels clustered on a hip commercial strip have narrow entry ways to maximize ground floor space for commercial retail rentals. The owner-operator of a three-storey independent hotel bans women.

Residents and transients who bring women to their rooms are immediately evicted. Though listed in at least one travel directory, the second independent hotel is almost entirely occupied by permanent residents who live in private sleeping rooms and share bathrooms off hallways. A nearby privately operated "men's residence," also three floors, rents by the week or the month, mainly to seniors. Shops almost completely occupy the ground floor of a low rise hotel that spans an entire city block. Full with permanent residents, this hotel does not advertise. A visually stunning aspect of this hotel is every upstairs window is individually decorated. Some windows have curtains; some have plants on window sills; some are plastered with posters and political bumper stickers.



While "permanents" renting their own hotel rooms (for months or years) are not absent in low end hotels and motels that also accommodate travelers and visitors for short stays, permanent residents are more characteristic of statutory "SRO hotels."

Single room occupancy hotels

Illinois, New York and California, among other states and local jurisdictions, legally define "Single Room Occupancy (SRO) as a distinct class of hotels. (See Appendix A.) The City of Chicago, for example, classifies the "Single Room Occupancy hotel" as a type of sleeping accommodation, like other hotels and motels, and distinguishes subclasses by the proportion of units occupied as "permanent" housing. "Permanent residents" of Chicago's formally designated SRO hotels lease rooms, typically for a year, while "transient residents" pay weekly or, rarely, monthly. (They are not "transients" in the sense of travelers, tourists, or visitors on business, rather sojourners and regulars.)

In the Midwest City researched, SRO hotel units are usually rooms without kitchens, some with private bathrooms, others with shared sanitary facilities and showers. Properties legally classified as "SRO hotels" name and call themselves "hotels." Many are known by a unique name --"The Palace" or "The Roxy", for example. Inhabitants of SRO-hotels are largely single locals of the city and its surrounding suburbs who meet their need for housing by taking advantage of low rates. Several "SRO hotels" mix income derived from the lower discount rates that residents and sojourners pay with occasional revenues from guests who pay higher prices for shorter stays. This business model of older properties formally classified as "SRO hotels" resembles that of several brands of "extended stay" hotels, described below, which operate in jurisdictions which do not distinguish "SRO hotels" as a legal class and were recently constructed to optimize their attraction for long-term stays.

SRO hotels are commonly regarded as "more" residential than "transient" though few studies have ever examined the precise mix. A 1992 study based on financial filings compared residential hotels, SRO hotels, and rooming houses in New York City. Hotels that the city classified and taxed as "residential" derived 40 per cent or more of their income from accommodating transients; hotels the city classified as SRO hotels

collected less than 22 per cent of their incomes from transients, while boarding houses had practically no income from transients (New York DHCR 1992).

California jurisdictions generally recognize SRO (or “compact living”) hotels although these are classified differently in various counties and cities, as transient, as residential, or in a special category. (In Appendix A, compare how the City of Fullerton 2004, City of Oakland 2004, and City of San Diego nd, define SROs.) A recent study of 22 “residential SRO hotels” in central Oakland concluded 75 per cent of the occupants' households had been living in their respective units for longer than one year and a third had been residing in the same hotel for longer than five years. In a prior 1985 survey of Oakland SRO hotels, 37 per cent of the residents reported they had been staying longer than one year (City of Oakland HCD/CEDA 2004).

San Francisco history and architecture reveal a wide variety of styles and situations in the well-established category of residential hotels. Residential hotels range from low end SROs to legacy elite hotel residences [Groth (1994) 1999; San Francisco Board of Supervisors 2001]. Both Chicago and New York recognize SRO hotels as a distinct legal class of hotels (Cook County Assessor’s Office nd, 2002; see Appendix A for New York legal definitions). Chicago offers hotels which accept housing assistance vouchers a real estate tax break which requires their reclassification as an SRO hotel. New York restricts occupancy of SRO units to a maximum of one or two adults and although New York classifies SRO hotels as “commercial” hotels rather than “residential” hotels, New York stabilizes the rental rate for hotel units of any style which are occupied by legal permanent hotel residents and tenants (on leases). New York and Chicago also both have separate categories for “residential” hotels (including so-called “retirement” or “senior” hotels. The properties classified as residential or retirement in these cities mainly contain apartment units, and by law, must function as hotels by providing housekeeping, linen service, and 24-hour reception. Both cities distinguish between SRO housing units from units in SRO hotels. In New York, rental units in subdivided privately owned homes in New York City risk reclassification as “SRO” units (WNYC 2003) and into a legally protected class of “SRO” housing, whereas jurisdictions elsewhere identify rental units carved out of single family homes (and apartments) as creating licensed or unlicensed “rooming” houses.

Loss of the stock of SRO units in U.S. cities from the late 1960s through the present – in hotels, rooming houses, tenements subdivided during the 1930s, and apartment buildings cut up into small single room rentals after World War 2 – has been identified as a major factor in precipitating urban housing crises and upsurges in urban homelessness. See Hoch 1989 on Philadelphia; Lakefront SRO Corporation 1990 and Rossi 1989 on Chicago; Brodhead 1999a, Manning 2001, and Coalition for the Homeless 2003 on New York City; Koegel, et al, 1996 on New York, Chicago, and San Francisco in the period 1970-1985; Dolbeare 1996 for the estimate a million SRO units between 1970 and 1985; Wright and Rubin 1997 on SRO loss and increase of homeless in the streets of San Francisco, Portland, and Denver in the period 1975-1988; Fannie Mae Foundation 1997 on the period from the 1970s through the early 1990s;

Lipscomb 2001 on St. Louis; Bloom 1998 and McKnight (2002) on Seattle; Rymer 2001 on Los Angeles' "skid row" SRO hotels and SRO housing from the early 20th century through the present; Fletcher 2005 on the current downtown SRO hotel situation in Sacramento, among others.

Many jurisdictions passed laws to protect or remodel their remaining stock of SRO units. (See, among others, Levine and Snider 1985 for New York; Cell 1998 for California; Davis and City of San Diego and on San Diego; and McKnight 2002 on a well intentioned fire safety law that had the unintended consequence of mass closure of SRO hotels and boarding houses.)

The remodeling of former commercial hotels into SRO room units leased as permanent housing is discussed in the section on conversions. "SRO" units may be rooms (with private or shared bathrooms) or complete studio apartments. SRO units are currently featured in buildings operating as hotels, as residential rental real estate, as supportive facilities, and as owner-occupied condos. Units in new construction SRO housing and SRO hotels are almost universally complete studio (or larger) apartments.

Units rented by partial days

Certain hotels with a core of residents offer rooms for rent by the hour or by the shift.

By the hour

Although no more universal than other aspects of governmental regulation of public accommodations, many jurisdictions require that rates be posted. Posted signs stating room rates by the hour and by the week or month are clues to the business mix of hiring rooms for trysts or for the sex trade and also housing residents. "No tell" motels and sex trade hotels, rural and urban, will rent rooms by the hour as well as overnight and on monthly rates. The "love motels" that cater to adults checking in for an hour or two during the work day often have attached restaurants or night clubs on the premises and promote weekend specials for getaway "dates." Fancier "no tells" in recycled older airport motels and downtown "theme" hotels discourage prying eyes with high fences around parking lots or valet parking. Some run down motels in rural areas on displaced highways, desperate for business, or more optimally located near military bases, mix very short term with residential occupants. Some hotels that rent rooms by the hour are the place of business for resident and sojourning sex workers the properties host at discount rates.

A five-storey older urban hotel also advertises itself as transient accommodations and quotes its "average" rate to the tourist trade at between \$50 and \$75/day. This hotel's hourly rate (available to the sex trade and to private parties of consenting adults) works out to considerably more than \$75 for 24 hours, but its discount rate for residents brings their cost per night well below \$50. This hotel's permanent residents are adult men; its sojourners are sex workers.



Opposite a rundown hotel involved in the sex trade, a theater is being converted into “luxury lofts” available at preconstruction prices of \$300,000 and up, and on the street beside the hotel, duplex houses are being remodeled for sale as even higher priced condo apartments. The resident manager wonders how long the hotel will be able to flash its beckoning red neon sign perched up top after new neighbors move in.



New owners bought two properties better known for prostitution than as tourist accommodations and refashioned the properties as national franchise brands. The now nationally branded two floor court motel prices itself for tourists at a moderate \$89/night, offers its franchise’s standard national discount for longer stays, has managed to keep “clean” (by demanding to see guests’ drivers’ licenses and other identification at check in) and has even attracted a few student sojourners from a university up the street.

With the larger high rise hotel on a busy commercial street, a core of resident sex workers conveyed with the property. As “permanent hotel residents” they were protected from eviction and they continued to ply their trade. The residents are mainly professional transvestites (males impersonating females) who loiter out front and take clients up to their rooms. According to one streetwise commentator, this hotel has “always” had “permanent residents.” According to one gay activist, the hotel is the only place in the city where transvestite sex workers feel safe. The owner-manager just hopes the association won’t “pull” his right to use the national brand he adopted when he revamped the hotel. So far, association inspections have been scheduled in advance, and the residents have cooperated by taking a few hours off until the inspections are over.



By the “sleeping shift”

Three hotels in New York City with narrow sleeping rooms off warrens of narrow corridors and shared showers and toilets on each hall were recently consolidated. The new private owner rents rooms by the sleeping shift to Chinese immigrant workers. Classified since the 1980s as “SRO hotels,” the three are among the few surviving examples of an early 20th century style known as “cage” hotels or Bowery “rooming houses”. Other examples of the same style rent by the full day in cash.

Organizational connections

Contracts and informal handshake deals between hotels and private corporations, branches of government, universities, membership associations, social services, and other organizations steer tens of thousands of individuals and families into commercial

accommodations for a variety of reasons and periods of time. Organizations negotiate discount rates for affiliates (employees, contractors, officers, clients, members, or other associates) and establish credentials to identify individuals and families eligible for the corporate discount and preferential booking.

Some organizations directly pay hotels, granting to the people they place a unit where they stay for free. Other organizations act as middleman, collecting rent from occupants and paying hotels. Other organizations reimburse affiliates lodging expenses up to an established limit. Agreements for “corporate rates” or “membership discounts” may be struck between an organization and a nationally franchised brand, a chain, a hospitality management firm, or hotel property owners – good at all their facilities. Managers of particular hotels combine discounts negotiated nationally on their behalf with “back yard” (or “back door”) local deals they negotiate on their own.

People placed by an organization that directly pays or reimburses for their hotel stay, and, to a lesser extent, people benefitting from a discount or subsidized rate due to their affiliation with an organization have less leverage or authority to deal directly with hotel management than individuals paying for themselves. As clients of “bulk” deals between their hotel and an intermediary organization, their primary influence on their living conditions is transmitted via that third party which made the placement, pays the bills, or negotiated the discount deal. People dependent on the government agency that placed them and pays their rent may have little influence, while sojourning corporate executives, on the other hand, may be in a position to cancel or not renew contracts important for the economic bottom line of a property or whole chain or brand.

Although organizations that contract fixed rates for their employees, members, or assignees focus on and prefer mid-priced hotels, chains, franchised brands, management companies and individual proprietors at the low and high end poles are amenable to “corporate” deals.

THIRD PARTY PAY AND GRANT/DISCOUNT STAYS

Social service and emergency governmental placements

The displaced

Nationally, the most common reason why people are displaced is by a fire in their homes. Most jurisdictions offer the displaced limited term stays in hotel or motels and several insurance companies cover stays at hotels within parameters of rates and stay durations specified in policy contracts.

Hotels and motels left standing in the wake of hurricanes, tornados, earthquakes, floods, mud slides, wild fires, and volcanic eruptions or nearby may volunteer or be commandeered to lodge people displaced by natural disasters. After twin hurricanes hit Florida in the late summer of 2004, among the 30,000 Floridians placed in hotels were farm workers based in Homestead. Farm workers and their families were still living in the motel rooms where emergency services had placed them months after their trailer

homes were leveled. A state agency funneled federal emergency relief funds to pay directly for the farm workers' families' stays in "side of the road" motels that usually cater to tourists and seasonal vacationers during the winter. Some farm workers had been previously displaced for three years after Hurricane Andrew. Reconstruction on the heels of disasters can take years, whether from a fire affecting a single house and one household or a regional event affecting thousands.

The week after Hurricane Katrina in the 2005 hurricane season, 653,000 people displaced by the destruction and flooding of their homes on the Gulf Coast were staying in commercial accommodations: in hotels, motels, and resort rental condos. One budget hotel chain hosted 15,000 evacuees the first week of September, and more later.

News and television sampled stories of people in the emergency, dormitory-style shelters set up in church dining halls, sports arenas, armories, and other buildings. The number of displaced people temporarily staying in make-shift shelters peaked at 60,000 after Hurricane Rita in mid-September; at this point, the Red Cross was reportedly billing the federal government nine million dollars a day for the commercial accommodations housing 650,000 people. Thousands more evacuees checked into hotels on their own.

Whole national and regional chains and brands of hotels and individual proprietors operating in the Gulf states and as far away as Tennessee, Kentucky, Ohio, California, and Washington, D.C., offered evacuees deeply discounted "hurricane" rates, though with limited lengths of guaranteed stays (Gary 2005, Gordon 2005, Rodriguez 2005,). One regional chain slashed rates at all its full service resorts for anyone with a valid Louisiana, Mississippi, Alabama, Georgia, or Florida driver's license through September 8th. At least five brands of luxury hotels reduced rates for evacuees to "low end" level rates (AH&LA 2005). One regional brand globally cancelled advance reservations to take in people evacuated from New Orleans and the Mississippi coast.

By the last week of September 2005, 400,000 people displaced by Hurricanes Katrina and Rita were living in 140,000 units in hotels, motels, extended stays, and resort rental condotels at an average cost of \$56/unit/night and up to \$100/night (Hsu and Williamson 2005, among other sources). About half had been placed by the Red Cross. The federal program to reimburse agencies for providing evacuees with temporary housing was originally scheduled to end on October 15th, 2005. Tens of thousands were expected to remain in hotels, paying for themselves or with emergency vouchers for housing once that program began (Opdyke and Schatz 2005). Under the 2005 housing assistance plan, eligible families can receive cash assistance for as long as 18 months up to a maximum of \$14,148; housing assistance is included in the cap of \$26,200 per family Congress established for any combination of cash, rental assistance and home repairs that Federal Emergency Management Agency (FEMA) could pay. The deadline for cutting off hotel payments was successively extended to December 2005, then well into 2006.

The accommodations industry itself was impacted by the natural disasters. Property damage by Katrina alone closed at least 290 hotels with an estimated total of 42,000 guest units. Some hotels reopened, however about 14,000 guest units were not expected to return to use within the calendar year (Schneider 2005; Smith Travel 2005). The hospitality industry responded with corporate donations, fund-raising programs (donating “rewards” program points), and offers for evacuees’ relief. With much of New Orleans uninhabitable and flooded, FEMA negotiated a six-month, \$192 million contract with an American flag cruise line to house temporarily up to 10,000 people for six months. Displaced New Orleans first responders (police, firemen, health workers) and their families and federal workers detailed to work in the disaster were housed in the cruise line’s floating luxury hotel (Weisman 2005; U.S. Congress, 2005). A hotel association announced FEMA had entered negotiations for 650,000 hotel/motel rooms in various locations in the United States prone to natural disasters (AH&LA 2005a).

The homeless

In the late 1980s and 1990s, metropolitan agencies in Washington, D.C., New York, Boston, San Francisco among other cities, paid commercial hotels market rates to house homeless families. Laws in New York and other jurisdictions restricting Single Room Occupancy units to one or two adults forced local governments to place families with children in other types of hotels (Bach and Steinhagen 1987; Coalition for the Homeless 2000; Bernstein 2002; Rivera 2004; Barnes 2004; Sorrentino 2005). Until court injunctions banned the practice, city homeless services in New York separated mothers and children from their respective husbands and fathers (Dehavenon 1996), placing mothers and children to rooms in contract hotels and men to male group shelters. Rural and suburban jurisdictions and some cities clung to the older system of issuing “tickets” (also known as vouchers or coupons) good for stays or opted to stagger cash advances and reimbursements for hotel or motel receipts (Coalition for the Homeless 2000; Nassau County 2005). Complaints about what came to be known as “welfare hotels” focused on cost, code violations, and deplorable conditions (Siegal 1974; Simpson 1984; Kozol 1988; United States General Accounting Office 1989; United States Congress, House of Representatives 1994a and b; Bernstein and Eddings 1996; Gorta 2002; Bernstein 2002).

The “shelter system” operated by New York’s Department of Homeless Services (“DHS”) includes leased whole hotel and motel properties (Gorta 2002): a dozen whole hotel/motel properties were leased during the winter of 2004-2005.¹ In addition, DHS

¹ “In January 2005, some 36,600 homeless men, women, and children were sleeping each night in the New York City shelter system, including 15,100 children, 12,700 adult family members, and 8,800 single adults. Thousands more sleep on city streets, park benches, and subway trains. Since 1998 the New York City homeless shelter population has increased by 73 percent, from 21,100 people in shelters each night to 36,600 people per night currently. Over the past seven years, the number of homeless families sleeping in New York City shelters and welfare hotels has increased by 95 percent, from 4,429 families at the end of January 1998 to 8,722 families at the end of January 2005. The average stay for homeless families in the municipal shelter system has nearly doubled over the past decade, from six

contracts blocks of rooms at flat rates (\$60-\$70/night/unit) in commercial hotels to supplement its shelter system. New York City's AIDS agency pays market rates (up to \$1200/month) to house adult AIDS patients in commercial SRO and other hotels (HASA 2005; Foley 1988a). Boston and San Francisco were phasing out the practice of providing emergency shelter in hotels by accelerating a program to grant transitional supportive and permanent housing. Massachusetts, which spent \$20 million placing homeless families in hotels and motel in 2003, ended that practice in 2004 (United States Interagency Council on Homelessness August 2004). The city government in the Midwest city researched was co-administering hotels with the private operators of commercial hotels. For the hotels where the City placed the homeless, city agencies took over certain functions, like trash removal and generously extended the hotels' us grace periods and provided assistance to correct code violations.

One hotel that leases rooms for the city to place the homeless during the cold winter months is among the only four located in an urban, ten square mile majority minority neighborhood. The hotel's owner would like to host tourists and lists itself on travel directories, but makes do with the business mix it's got. During the summer months, the hotel attracts paying guests with "free adult movies and air conditioning"; individual air conditioners jut out of the hotel's second, third, and fourth storey windows which are not boarded up. During the winter, it leases itself out to the City.



A city government in the East Coast corridor researched which formerly housed homeless families in notoriously substandard hotels contracted at outrageous costs (up to thousands per unit per month) adopted a "continuum of care" program of shelters and transitional supportive housing in the mid 1990s. As part of this program, the city began signing annual contracts with multiple commercial hotels and motels establishing fixed rates for guests of the city. One standard agreement sets the day rate for people displaced by emergencies, like fires or the interruption of water or electricity services in their housing; another standard agreement covers the homeless. Both types of guests arrive with purchase orders issued by the city. Hotels may contract to host one or both categories of guests. Since the primary business strategy of hotels in this destination city is hosting tourists, and since city referrals increase in the winter when tourism is slow and especially on "below freezing" nights when shelter is mandated, hotels expected that taking city contract might cushion high vacancy during the tourist "off" season.

Hotel managers in this city explained various reasons why they opted to sign agreements to accept one or both classes of city referrals, and why they decided not to seek or renew their contracts. Hotel managers said they prefer the "emergency" cases. A declining number of establishment sign annual contracts to accept the homeless the city sends. Managers worried the "disruption" of homeless people might damage their hotels' reputation with tourists and tour operators. Managers who had current contracts

in 2005 complained that because the city had similar agreements with so many hotels, the resulting trickle of business was hardly worth the extra inspections the city required and long waits for the city to pay the purchase orders they submitted.

Some suburban and rural counties in the east coast research area set up similar annual contracts with commercial hotels and motels. The beginning and end date and renewal schedules differ by jurisdiction. On the contract anniversary date, a hotel can opt out and not renew. Both contracts leasing whole properties and agreeing to accept displaced and homeless guests paying on vouchers typically specify a term. The functions of providing lodging for emergencies have expiration dates. In the system sketched, the term is only annual.

In other east coast counties, social services keep lists of local hotels and motels which are, in principle, willing to accept the temporarily displaced or homeless, if they have vacancies. County staff “call around” to find available rooms and directly pay hotels. The American Red Cross maintains a comprehensive list of hotels that will accept displaced homeowners and that are approved by the Federal Emergency Management Agency or are also on FEMA’s master list (Department of Homeland Security nd1). Many civil divisions either contact or contract a Red Cross chapter to refer them hotels or to handle placing the displaced. One hotel manager stated their brand works with the Red Cross and the stays of the majority of their sprinkling of sojourners for weeks and months at a time are paid by the Red Cross. The manager and the brand will not work with the county; she prefers to have the non-profit volunteer organization collect reimbursements rather than deal directly with the county.

Church charity

Managers of several suburban and rural motels discussed their experiences receiving placements and payment from churches.

Whenever the owner/operator of one independent hotel is approached by her priest about lodging people, if she has a vacancy, she will take them in. People the church sends usually stay a while. The owner trusts that the church or the tenants, one or the other, will eventually pay the bills. The people she has taken in mainly came from out-of-state, young couples or young men who heard there was work, ran out of money, and went to the church for help. Some of them “found something” after a spell of church charity support but kept on living on in her hotel paying on their own after they did. She stopped taking in homeless families the county sent so long ago she doesn’t remember how the county paid her. She didn’t like the county sending families with children; in her opinion, a hotel room is no place for children. There is nowhere they can play.



One motel waived the national brand’s requirement that guests secure rooms with credit cards for church charity cases. Local ministers

walked guests in and paid in advance in cash or on their own plastic. In this motel, however, church charity cases did not turn into sojourners; they were midweek emergency guests, checked out by the next Sunday at the latest, placed in rooms rented in the homes of members of the sponsoring congregation.



Subsidized dispersed Section 8 hotels

The Midwest City researched is among the urban centers which are demolishing concentrated public housing and dispersing renters with portable housing assistance vouchers from the federal Section 8, program, the city, or state to “scattered sites” throughout the metropolis. The city offers various incentives to landlords and hotels which accept Section 8 vouchers.

People paying with housing vouchers are giving new leases on life to some older, unique, independent hotels engulfed by gentrification and escalating real estate values. A hotel in the city that rents at least 30 per cent of its units on Section 8 vouchers can apply to be classified as an SRO hotel and receive real estate tax breaks. The city forced seven hotels formerly associated with the sex trade to “clean up” and accept families with housing vouchers.

The name the six-storey building used when it was a sex trade hotel is etched in stone above the entry. The hotel registered a change of name after certifying as a SRO hotel. It is now almost completely occupied by Section 8 permanent residents including families with children. It sits on a side street with low rise residences and light industry in an improving neighborhood. A resident child said her mother had chosen to spend her housing voucher for a room in the hotel so she could go to a good school in the neighborhood. Two other hotels on the same side street, still half involved in the trade, always semi-residential, have also decided “to go dispersed Section 8.”



Real estate investments and remodeling improvements surrounding several surviving clusters of low rent urban hotels in the Midwest city simultaneously threaten to force them out of business and, ironically, lure new residents. When the owner/operator of a low rent workmen’s hotel or single room occupancy hotel sells out to developers, long term residents look for other hotels to settle. In choosing between “spending” their Section 8 housing vouchers for a hotel unit in an improving neighborhood or for an apartment with more floor space in a rundown building, renters determined what was better for their household. For new residents of hotels paying with Section 8 vouchers, “better” meant living in smaller interior spaces located in safer, less crime-ridden neighborhoods, closer to public transportation stops, jobs, shops, good schools and hospitals, rather than “dumps” in “dangerous” places.

It is not clear whether there are similar situations in other cities. Reports on Los Angeles suggest real estate developers are once again reducing the stock of low rent, commercial workmen's and SRO hotels by demolishing or converting them into other forms of real estate, forcing displaced hotel settlers into the suburbs. As in the Midwest city, the first wave of "urban renewal" in the 1970s and early 1980s reduced the stock of low rent hotels. In LA's Skid Row, non-profit organizations remodeled over half the 63 SRO hotels left standing into supported permanent or transitional housing ("SHOs") in the 1980s and 1990s; the non-profits juggle funding from various government and charitable sources to subsidize this housing. In the Midwest city, workmen's hotels all but disappeared from industrial areas in the 1970s but survived in light industrial zones of Los Angeles, including the wholesale market area of Skid Row and Little Tokyo garment manufacturing districts, only to face conversion, in the 21st century, into condominium lofts and other forms of real estate. (Liberty Hill Foundation 2005; New Media 2005; Rymer 2001; Rivera 2004; Romero 2004; Dyrness, Thompson and Spoto 2004; Schultz 2003; University of Southern California 2001).

PLACEMENT, REIMBURSED STAYS AND SELF-PAYS IN THE MIDRANGE

Corporate connections

Guests directly placed by their employer or some other benefactor corporation are important target markets for hotels and motels. Hotels and motels attract this clientele by contracting with corporations to offer discount rates close to or exactly the amount the corporation will reimburse. According to industry reports, about a quarter of all incidents of hotel stays are "business travel" and business guests are predominantly male (American Hotel and Lodging Association 2004, 2003, 2002, 2001, 2000; Smith Travel, various dates). Notable beneficiaries of corporate lodging arrangements are midrange properties located in central downtown business districts or near workplaces with large numbers of contract, assigned, or detailed staff.

Corporately connections largely produce sojourners and regulars. Long-term sojourns of relocating or temporarily assigned employees accumulate the majority of the person/nights that "corporations" contract in hotels. Certain "all suite" brands, all "extended stay" hotels and even some independent bed and breakfast inns specialize or heavily rely on accommodating sojourners on contract rates arranged with specific corporations. Competition for this market comes from a separate industry that customizes the term and convenience of leasing "temporary" housing. Airlines are examples of businesses that arrange for employees who travel on the job, like commercial pilots and flight attendants, to cycle regularly into stays at particular hotels, brands, or chains.

"Corporate suites"

In high end hotels, corporations may lease or buy units in primarily transient hotels in key business destination to secure places for officers and staff to stay and to host clients. Marketing hotel units to corporations figures in one model of "condos in hotels,"

discussed below. Managers of extended stay hotels independently volunteered their assessment that extended stays are thriving because corporations prefer flexible terms of stay to tying up capital in owning or leasing long term dedicated hotel units (“corporate housing”). Extended stay hotels explicitly cater to this market with spacious units well equipped and convenient for transacting “business”.

Deals that hotels and chains strike with various corporations include “discount” rates-- per night, week, and/or month, reservation guarantees up to daily ceiling limits, and contracts for mass relocations. Hotel properties may negotiate and sign annual agreements or arbitrarily set a blanket rate for all the “corporate” entities with which their franchise brand, hospitality management company or chain have agreements.

Home insurance companies

Hotels’ arrangements with home insurance companies illustrate both direct contracts and less formal agreements to lodge affiliates of organizations. Private home insurance typically covers the cost of displaced homeowners’ stays until their private homes are rebuilt and habitable. Some insurers directly pay and place clients with lodging providers the company has contracted or place clients in units the company owns or leases. Other insurance policies set limits on reimbursements and let clients make their own arrangements. Some steer clients to hotels where the company has negotiated a reduced rate for their clients.

One manager explained the national brand of his hotel has a contract with a particular insurance company for lodging homeowners covered by that insurance. The manager of an all-apartment brand extended stay hotel told me the bi-coastal partnership chain which operated under that brand and a brand unique to the chain had informal arrangements to accept clients referred or paid by several home owner insurance companies. Each manager in the chain and the chain as a whole were responsible for expanding this source of customers. One extended stay hotel prized its “back door” corporate contracts with home insurance agencies to lodge their clients at discount rates slightly lower than these insurances’ maximum reimbursement.

Individual managers may consider reimbursement limits and “customize” rates for individual home insurance clients. Managers of several hotels, motels, and extended stay hotels identified individuals and families rebuilding houses as the guests whom they remembered as having stayed the longest.

“What can I say about this one family?” a motel manager asked.
 “They’ve lived in this motel for a year and a half because their house is being rebuilt, but if you ask the man, he will always say he lives where his house burned down, even though there is no house there.”



Open-ended sojourns by beneficiaries of home insurance are remarkable for their longevity, and as examples of negotiated rates moving the cost of long stays in

midrange hotels onto a price par with the low end.

Government and military rates

The “government” or “military” rate -- the ceiling reimbursement for the lodging component of the *per diem* allowed in an area -- is empirically the lowest rate offered by high end hotels that ordinarily charge much higher rates. The “government rate” is abundantly available in midrange and extended stays hotels which compete by offering various unit styles in a price band centered near the maximum lodging *per diem* reimbursement. High end and other midrange hotels limit the number of units in which government rates apply; limits are rare in extended stays.

When the United States began the Base Closure and Realignment (“BRAC”) process of decommissioning military bases in 1988, it also began to phase out having the Armed Services directly operate quarters and housing on existing bases. The services planned to pare to operate only barracks and tents for trainees. Active duty military personnel were offered the incentive of housing allowances to live in private quarters off-base after completing basic training.

The accommodations industry responded to this change in base housing policy. Active duty military in need of private lodgings stimulated chains and brands to construct new hotels in the radius of bases that offer furnished “all suite” and “extended stay” apartments on a month-to-month basis. Older hotels near bases fashioned discounts for long stays to attract unaccompanied military. Base housing offices also leased blocks of rooms in commercial hotels and motels and whole properties to serve as off-base military quarters. Near the Midwest City, one motel was entirely leased to serve as bachelors’ quarters for a military base as recently as 2004.

The business of accommodating the military in the nation’s hotels and motels slowed after the “9/11” event. Certain bases were “sealed” for security reasons. Managers of hotels and motels near three bases in the study areas described their loss of active duty military clientele, who filled their rooms and stayed for months and years, and their issues with the new types of the contracts from these bases.

Managers of hotels and motels contacted in a five-mile radius of one base all stated that-- “prior to 9/11”-- they hosted military service personnel who privately paid and stayed as long as they were stationed at the base, some as long as two or three years. The manager of one “all suites” brand, in particular, lamented the economic impact of losing the business of military sojourning on long-term, open-ended stays.

Certain motels near this base now have standing contracts to provide multiple rooms on short notice for groups of trainees or transferees and for military in transit. The contracts permit bases to access quarters as needed. From the perspective of the participating hotels and motels, the time between notification and the arrival of occupants is so short that they experience difficulties in supplying rooms. Rather than fulfill their contracts by subcontracting rooms in other hotels and motels at a loss, neighboring motels formed an

informal consortium to supply each other with rooms to lodge intermittent bursts of populous short stays without disturbing their long term residents and sojourners.

One motel used to fill all the rooms it previously blocked to supplement bachelor quarters on the base across the road. This installation had contracted out the renovation and management of on-base housing and on-base quarters on a multi-decade lease, when, for security reasons, it “closed” and prohibited active duty military from living off base. By the winter of 2004-2005, the motel that formerly served as supplemental barracks was sparsely occupied by families and “significant others” waiting for a person to return from duties overseas or required to stay on base except when “on” a weekend pass. This motel adapted by putting in a night club to attract a party crowd to enjoy those weekend passes.

Discount rates which associations of automobile clubs or retirees negotiate with brands, chains or individual properties on behalf of their members do not appear to result in long term stays. Several chains and brand families have created their own membership associations, enrolling hotel guests in “loyalty” or “rewards” programs. Program incentives for long stays and repeat business include discounts and “free” days at any hotel in the group. Hotel managers speculated that the “rewards” program of their brand family influenced sojourners’ and regulars’ choices; long stays “on business” earned credits toward free stays in vacation resorts.

Policies and strategies of brands, owners and managers

Whether or not a hotel or motel invites and offers discounts for long stays depends on brand and managers’ policies and business strategies. The discounts that various associations negotiate for their members with franchised brands, chains, and individual properties may steer travelers and conference attendees into those properties, however association discounts do not produce long term stays. Managers of hotels in chains and hospitality groups with “loyalty” or “rewards” programs believe these influence the choice of hotels for long sojourns and regular visits. Program incentives include free days at participating hotels and discounts at participating businesses. Managers speculated that long term and regular guests selected their hotels to earn credits while “on business” towards free stays in vacation resorts.

“Long Term Stay” (LTS) and “Extended Stay” rates

Calculated down to cost per night, discounted rates for “long term stays” and “extended stays” charged in units of 30 continuous days were generally lower than discounts the same or comparable hotels made available to members of associations and were about the same or lower than spot opportunities like “seasonal,” “Internet,” or Sunday-night-only rates. The discount rate available for “long term” or for “extended” stays in select “midrange” national brand hotels with copious facilities, services, and quality “stars” at each property approached regular day rates at “budget” or “economy” hotels and motels in the same areas with more limited facilities, services, and stars – and were routinely lower than the government/military *per diem* lodging reimbursement.

“Long Term Stay”

The sales manager of a midrange hotel explained how her brand’s “Long Term Stay” discount day rate worked. “Long Term Stay” (LTS) is a trade term for a deeply discounted rate per day. To qualify, however, a guest had to apply and charge 30 continuous non-refundable days on a credit card in advance and the franchise headquarters had to approve the guest’s application. A guest could apply for the LTS rate at check in or whenever they decided to stay at least a month more.

This well known national brand’s “LTS” discount reduces the daily rate to less than half that usually charged. The hotel, like most in its brand, is medium sized (120+ rooms), moderately priced (\$100-120/ night), and has a restaurant, bar, ballroom, meeting rooms, ample free parking on site, and other facilities. The LTS deal brings the price of living in this “nice” hotel to about the same price per night residents were paying on the weekly rate at nearby less well maintained motels.

The sales manager stressed that the Long Term Stay rate had to be in continuous blocks of 30 days; checking in for the work week and out on the weekends was not allowed in the LTS arrangement. This hotel had “regulars” who did that. If they were to apply, they would actually pay less on the LTS than checking out on weekends. A few people living on open-ended stays and throughout the academic year had been a dependable supplementary source of income for 30 years in this hotel which primarily hosts guests from out of town who arrive with reservations. Despite its location off an Interstate exit, travelers spontaneously pulling up without reservations contributed less to the hotel’s all over “sales” revenues than the core of guests on the LTS rate and the “regulars” checking in and out every week.



At a hotel operating under a different mid-range brand in the same franchise family, the managing partner of a newly built hotel reflected that his franchise agreement prevented him from offering discount weekly rates, which he knew from long experience attracted sojourners and regulars. The franchise’s automated billing system posted charges daily and the brand quality standards require rooms be cleaned and sheets and towels changed daily. He knew he was losing business. People did come by asking about weekly rates. He did have guests who regularly checked in during the work week and out again on weekends during their “project”. At the hotel he managed before his venturing into an owner-operated franchise, he did have a core of guests who stayed for months or years on end. He was worried his new business might not succeed without a core of people staying a long time. He thought out loud about his alternatives: he might change franchise brand to gain the flexibility to accommodate such clients; if he stuck with the brand, about the only way he could

succeed would be to entice tour operators he knew from his former job to select his hotel as their local stop.



The managing partner of a hotel franchised as a third national brand nearby offered no breaks on its day rate. He acknowledged that “workmen” had been staying for a few weeks, but denied anyone had ever lived in the hotel or stayed as long as six months, not even in the manager’s apartment. His main business came from what he called “regulars”: guests who checked in on Mondays and out on Fridays over periods of weeks or months or who reserved stays of a week or so every month far in advance who come “on business.” To plug higher vacancy on weekends at his hotel, he contracts to host busloads of visiting college athletic teams and stages parties and contests to attract locals to drink in and stay over on Friday and Saturday nights.



The sales manager of a 200+room brand hotel with restaurants, meeting rooms and a convention/exhibit hall located just off and visible from an Interstate exit, characterized the one or two units occupied by people staying between six months and two years as a “tiny” part of the hotel’s diverse business. Neither the hotel nor its franchise brand offered discount rates for staying a week or any other length of time. The hotel management was amenable to “customize” rates for people interested in staying for a long time.

Hosting government employees and military was an important part of this exit hotel’s sales year round. For an amount precisely the same as the total government or military per diem lodging and food component allowance for their locations, the hotel offers a special “package”: a hotel room, breakfast, a \$10 voucher good for dinner at nearby restaurants and shuttle service to public transportation. The government *per diem* package brings the hotel repeat customers but since a government facility nearby closed, rarely long-term open-ended stays. The hotel respects discounts its franchiser negotiated with corporations, non-profits, and other organizations for the business travel of their staff, tours, and for client placement. They were busiest in spring and summer hosting tours which the hotel sales staff itself negotiated discount agreements with companies.

The sales staff “customized” rates for the displaced who paid the hotel directly to mesh with reimbursements their home insurers would pay, using the national franchise’s negotiated rates with insurance companies served as guidelines. The hotel sales staff had fixed a low rate for families referred by the local chapter of a national charity. People who had and were at the time staying the longest at this hotel (for over two years) were

families displaced by emergencies.



In the midrange brand and chain hotels investigated, managers estimated long term residents and sojourners constituted approximately two per cent of their unit rental business. By contrast, managers of extended stay hotels estimated individuals and families staying for six months or more constituted roughly half their business.

Extended Stay Hotels

Extended stays hotels are a fast-growing segment of the accommodations industry. Brands and properties have multiplied in the last decade. Appendix B, Part 2, details the major brands. Extended stay hotels offer furnished, well-equipped units, common facilities, and hotel services in dedicated buildings and complexes. As hotels, at a minimum, extended stays provide housekeeping services, change the linens (sheets and towels), collect trash, handle mail and messages, and provide at least some limited hours of reception services. Brands vie with each other by including “extras” in the price of the unit rental: free parking, free use of hotel facilities (pool, exercise room), shuttle buses, free prepared food (breakfast, dinner), concierge services, evening receptions. Unit style varies by brand, and within brand, by adaptations to local market and hotel legal standards because few jurisdictions recognize extended stays as the hybrids they are (cf. Ohio nd; United States Department of Labor, nd).

“All suites” brands

The “extended stay” concept was originally attached to “all suites” brands beginning in the mid 1970s. “All suites” brands advertise as comfortable “homes away from home” or “temporary accommodations.” All suites brands are differentiated by price (“upscale” versus “moderate”), level of service (“limited” or “full”), suggested lengths of stays (“five days or more”...“for a month or longer”) and target clientele (“the business traveler” ... “serving the military, government, insurance, and relocation markets”). Many national hotel/motel brands have created one or more sub-brands with the key term “suites” in their names. “Suites” are sets of rooms: typically, a bedroom and bathroom, plus a sitting room/office, often equipped for business with high speed Internet connections, for relaxing with cable TV, and for convenience, with a microwave, mini-fridge, coffee maker, and other appliances. Some “all suites” hotels have some units with kitchenettes, more accurately described as studio apartments.

Apartment extended stay units

Apartments are the normative unit in extended stay hotels. Special built new constructions offer a range of layouts, varying by brand. Among the styles are:

- one room “studio” apartment with a separate private bath and kitchenette;
- one bedroom apartment with a separate private bath and a complete kitchen (stove top or range, oven and/or microwave, a full refrigerator, a sink, cabinets, often a dishwasher);
- “roommate” apartments with two bedrooms with a private bathroom off each, a complete kitchen-dining area and a living room; and

larger multi-room apartments with two or more bedrooms, a living room, a full kitchen, and often as many or more bathrooms as bedrooms.

Most extended stay brands with apartment units are “limited services” hotels which have fewer common facilities than other midrange hotels, which they compensate with services appropriate to those settled in and sojourning long term. Extended stays commonly serve free hot breakfasts, arrange evening social hours (“manager’s receptions”), offer free parking and shuttle buses to public transportation, and may offer various concierge/valet services.

From the 1990s through the present, major national hotel franchise families and national and regional chains proliferated brands of extended stay hotels; there are now more than 2,600 dedicated extended stay hotel properties with more than a quarter million studio or bedroom apartment units. During the first quarter of 2005, at the monthly rate, the per night charge at an extended stay ranged from a low of about \$24/night (for one economy brand in a rural area) to \$127/night in one midrange brand in metropolitan areas. Prices per night were higher across the boards for stays of less than one month (30 days) in those brands which permit shorter stays. Appendix B, Part 2, Extended Stays lists extended stay brands and sub-brands of major franchise families and independent chains. Appendix C, Hotel Companies, illustrates how major franchise and hotel property companies have diversified into extended stay brands.

Extended stays do not offer “leases” for multiple months or for a year. Policies toward lodging guests for periods shorter than 30 days and for renewing month-to-month vary within and among brands. Some brands require a “security deposit” and/or non-refundable month’s payment in advance. Policies are largely set by managers adapting the extended stay concept to the local market.

Where local ordinances prohibit cooking in hotel units, extended stay hotel brands that offer studios or bedroom apartments with kitchens may only offer suites. Newer entrants are building all apartment hotels and locate in jurisdictions where that is possible. More detail on the extended stay brands appears in Appendix B and in a comparison of several brands (Biz-Stay.com, 2005).

I visited the extended stay hotel of one well-established national brand six weeks after it opened. About half its studio apartment units were already occupied. Several guests told me they moved in precisely because they planned to stay for six months or more while they were working in the area. The hotel staff greeted and talked with men and women returning from work, wearing business suits and construction protective clothing. Common areas on site were limited to the lobby, a laundry room, and large free parking lot, although guests were entitled to use the facilities at another hotel in the chain about 30 miles away. Nationally, the brand normally requires a one month minimum. At the new hotel, until the units fill with

guests who “meet the profile” of their target sojourner clients, staff had decided to waive the one-month minimum and take in transients who saw their vacancy sign by the highway.



At an “all suites” hotel of one of the more expensive extended stay brands, the manager explained payment and length of stay policies were set by the company that owned and managed the particular hotel, not by the franchise. This hotel did not rent units for less than a month, guaranteed its current guests could renew for the next month, and only accepted reservations after current occupants gave formal notice of the date when they would vacate. Occupants rented continuously within the month-to-month framework; those who left temporarily departed from and returned to the same unit. The hotel lays out breakfast in the lobby and organizes evening social activities: extras common in many brands of extended stay hotels.



A third extended stay hotel of another franchise brand offers complete studios, 1-bedroom, and 2-bedroom “roommate style” apartments. The hotel resembles an apartment complex. Its multiple separate two storey buildings are surrounded by parking lots and centered around an outdoor pool and common garden. The hotel complex is nestled in a quiet residential neighborhood of single family homes two side streets away from any main road. Beyond the reception area and hotel offices, a large dining room, sitting rooms, and small meeting rooms stretch out. Although all units had complete kitchens, the hotel sets out a breakfast buffet free to occupants in the morning and serves fresh coffee and tea all day.

The managing partner is willing to rent units for a few days and sets three tiers of day rates and corresponding services. Stays of seven or fewer days cost more than stays of 8-21 when housekeeping services and linen changes are reduced to twice a week. The standard month-to-month arrangement was charged the lowest rent per day and had the least frequent housekeeping services. The hotel did not offer leases. Almost half of the residents had been living there six months or more, the longest three years.

The manager discussed frankly some legal advantages and potential pitfalls for extended stay hotels in the particular jurisdiction. The state considers a person living in the state for 30 days a legal resident. After 30 days, the county drops and rebates the “luxury” lodging tax “tourists” are charged and considers a person who continuously rent a hotel or motel unit legally a “tenant” with full “tenants’ rights” on the 31st day of their tenure. Before the 31st day, hotel management has the right to evict

guests for any perceived fault or misbehavior. Although the particular extended stay hotel does not guarantee automatic renewal month-to-month, the manager knew that if he wanted to evict someone who had stayed 31 days or more, even for refusing to pay the next month in advance as this hotel requires, his only recourse would be landlord/tenants court and under local law, a tenant can stay without paying rent up to three months. But, he said, no such problem has ever come up: the staff is “careful” about whom they let stay in the hotel, and evict (rebating advance payments) at the first sign of “trouble.”



All 150 units in the extended stay of a fourth franchise brand are apartments with kitchens and bathrooms. Most have one or two bedrooms; some of the studios have a shower and no bathtub and two burners instead of full ranges.

The hotel charges daily. Regular rates are broken down by the number of days and unit size. A studio or one bedroom unit rented for one to four nights cost \$149/day; if rented for five to twelve nights, the rate dropped twenty dollars; for 12 to 30+ nights, the daily price drops to \$109/day. The manager’s standard discount took the daily rate down about ten dollars at each tier. Lower rates could be negotiated by individuals and families staying for months (or years) and by companies. The franchise does not provide any national accounts, however the management firm has “backyard accounts” with local companies, giving lower rates to companies which commit to rent hundreds of unit/days per year for corporate affiliates. The hotel will give the “government rate” but caps the number of rooms reserved at that rate; once the cap is met, the hotel will offer a discount, but will not meet the government rate.

The property is independently owned by a real estate investment trust (REIT) which contracts a hospitality management firm to operate it under a franchise agreement between the contracted company and the brand franchiser. The brand franchiser provided the architectural plans.

The two storey building encloses a central court with a landscaped outdoor pool and central hallways lead to the reception area and indoor common rooms. Downstairs, beyond reception, are a central lounge with a giant screen TV, fireplaces, couches and chairs, and a large dining room. This extended stay serves a free hot breakfast buffet daily and free dinner Monday through Thursdays nights at no extra charge. (The hotel maintains an industrial kitchen but has no restaurant on site although it is close to a shopping mall with restaurants.) The management tried having “theme nights” to encourage guests to socialize, discuss topics, watch movies on the big screen, but nothing “worked.”

Opened in 2003, the hotel's first resident has been continuously living there for over two years. The manager estimated 15 per cent of the present occupants have been living in the hotel for at least six months, and about 70 per cent stay for one month or more. The multi bedroom apartments are usually occupied by families in the process of relocating. The hotel also has "regulars" who sleep there Monday through Thursday nights during the work week and pay at the highest one-to-four night rate. The hotel will, but prefers not to take in transients. They don't want "to turn into the 'scene'" at a nearby Interstate exit where several "all suites" brands they consider competition are clustered.



Rival approaches to lodging salaried professional sojourners are unique independent bed and breakfast inns (possibly licensed as boarding houses) and specialized brokerages that arrange short term leases of apartments and houses. "Serviced" housing has a different price structure than housing where occupants are left to fend on their own. The services available in this form of rental housing are similar to basic services routinely provided in hotels: housekeeping, linen changes, reception, parking. What the occupant can expect in serviced rental apartments and apartment units in even limited service hotels are similar. They differ primarily in how their buildings and businesses are licensed. Some brands of extended stay hotels are part of a family of companies which include subsidiaries that own or broker apartments, townhouses, and single family houses which they sublet to corporations (for placement of relocated staff) or directly to individuals and families. One business that leases furnished temporary houses entitled house renters to use facilities like pools and health clubs at the extended stay hotels associated with its brand. Some extended stay hotels and housing brokers cooperate to market units in hotels and in leased apartments or houses as alternative forms of "corporate" or "executive" or "temporary" housing.

"Dr. Vaughn," a Ph.D. scientist, was delighted with his extended stay hotel. He came from out of town to begin work at a government agency months before, staying in a new national brand hotel located off an Interstate exit. He had no free time to hunt for or set up a house or apartment; he wanted to be close to his workplace –ten minutes or so; his work was urgent and intense, performance based; he was proud his country called for his services; he wanted to do a good job. He had no idea how long he would stay in the furnished efficiency. He simply did not know. He had no plans to move. As long as his job lasts, he figured. He moved in before the holidays and spent Christmas and New Years in residence. He had no particular plans to go anywhere else, although he hoped he could take a few days off around Valentine's Day. He wanted to drive across a few states to present a rose to a lady he knew. Just that.



COLLEGE STUDENTS

University use of hotels and motels

Academic institutions short on dorm rooms may place students in hotel rooms for the academic year, or until dorm space opens up. University offices typically charge and collect “dorm” rent from students, place students, and pay contracted hotels.

One university in an east coast Metropolitan area owns an on-campus hotel operated as a major brand on contract with that brand’s hospitality management subsidiary. Its main revenues derive from accommodating visitors and conference attendees. Reservations are conditional; as the hotel’s owner, the university requires its hired management firm to give priority to lodging students, should university housing come up short. Another university encumbered its lease of a property built on campus to an independent hotel management company with similar provisions.



A downtown university took over off-campus hotels and renamed them “residence halls” after minimal remodeling. Bathrooms in one “boutique” hotel the university leased for 16 years have marble counter tops and floors. The university painted the exterior of the former chain brand tourist hotel it purchased outright. The university’s housing office rents guest rooms and suites as double, super double, and triple “dorm rooms.” Under local law, zoning, and class for real estate tax assessment purposes, both the purchased and the leased properties remain “hotels,” even though the university exclusively houses its students. Neighbors fought the university’s request for a zoning exception to convert into an off-campus dormitory a third hotel it attempted to purchase and pressured the local government put a sunset clause in the zoning exceptions the university had already received to use various hotels as dorms. This university’s housing office lodges student overflows in still another hotel it owns and contracts to have professionally managed and contracts “stand-by” blocks of rooms in still another commercial hotel – both some distance from campus. (See Fike 1999; Peters 2002)



Privately operated student quarters

On their own, individual students opt to live privately in hotels and motels during the academic year because rates are less expensive than dorms, because their “commuter” college lacks student housing, or because they feel they can live more privately and quietly in hotels and motels than in dorms or other all-student quarters.

Private nonprofit, commercial, and membership lodgings legally registered as “room and boarding houses” flourish around campuses.

New and widespread alternatives are privately owned and corporately managed apartment buildings and extended stay hotels located, oriented, and advertising to

attract college students but technically open to the “public.” Some real estate management companies that own and/or manage off-campus student housing near multiple academic institutions rent (bed) “space” in furnished apartments by a fixed time “block.” Time blocks are more often a full calendar year, an academic semester or quarter than by the month. Although units in student housing are complete bedroom apartments, the only way a person or group can rent a whole apartment is to lease simultaneously the two, four, six, or eight “spaces” in the unit.

Areas researched contain complexes owned and/or managed by two private national “college housing” corporations which rent spaces in hundreds of off-campus apartments located in more than a dozen college towns. The first two skyscrapers built by one of these “student housing” companies in another region have dining rooms and food courts, include the cost of meals in “space” rentals, and are legally registered and operate as large boarding houses. Complexes this company has opened within the past five years are low rises (2-4 floors), featuring minimally furnished apartments. These units have two, three, or four “double bedrooms” (respectively with four, six, or eight bed “spaces”), one or two “semi-private” (shared) bathrooms, and one full kitchen. The newer complexes lack common dining rooms and food service, although some have common facilities like “club” houses. One student housing brand puts a coin laundry in each building; the other brand equips each unit with a clothes’ washer and dryer.

Some recently built privately owned off-campus “student housing” buildings resemble the latest styles of rental apartment complexes and extended stay hotels: low rises, surrounded by parking lots and grounds, clustered around central common facilities and containing furnished apartments. Others are stark high rises. Differences are the legal and financial arrangements.

In the southwest, “student housing” brands of the extended stay models compete in the off-campus housing market by locating complexes within a few miles of several colleges. These brands rent whole studio or bedroom apartments, rather than just bed space, and often offer attractions like outdoor swimming pools, dance floors, and other hotel facilities and, of course, hotel services and lease-free obligations.

By law, these apartments and hotels are open to the general public. Absent contracts with universities, private businesses have no right to restrict or prefer student renters. In fact, different brands are occupied by differing proportions of students and non-students.

THE HIGH END: PRESTIGE, SERVICE AND CONVENIENCE AT A PRICE

Wealthy residents have lived and leased in luxury hotels in the United States for well over a hundred years (Groth 1999), and the practice is currently experiencing a revival (Otley 2005). At the high end of hotel living, prestige, service, and convenience overrule price considerations (Coolidge 1998).

The economics of living in high end hotels have alternative logics. Policies like discounts or paying in cash that attract residents to low end and midrange hotels do not figure in the calculations at the high end. In this strata of hotel units priced at hundreds or thousands of dollars per day, corporate connections and third party payment enter the equation of residents, sojourners, and regulars staying in units owned or leased by corporations for their benefit.

Self pay in high end hotels

Residents paying out-of-pocket to live in high end hotels are interested in the convenience and prestige of living in a luxury hotel with ample services and facilities on site. Whether the unit is styled as a “guest room” (bedroom and private bath), a suite, or an apartment matters less than the banquet of services included or charged separately. It would cost a private household hundreds of thousands a year in staff salaries to replicate the diverse personal services that residents of full service luxury hotels can tap. By investing millions to buy and maintain a unit, or leasing one for thousands of dollars per day, occupants of high end hotels save money because they do not have to hire their own doormen, receptionists, butlers, housekeepers, gourmet chefs, kitchen staff, valets, personal trainers, or concierge. Hotel staff groom personal quarters and take care of pesky errands like picking up dry cleaning. Of further interest are amenities and facilities on site which occupants are entitled to use: exclusive well-equipped health clubs, indoor pools, garage parking (especially in central cities), secretarial/business services, gourmet restaurants, conference rooms, etc. (Coolidge 1998).

Residence, sojourns, and regular stays in high end hotels buy entry to a social set which excludes the majority who cannot afford the high prices.

Self-pay at high end hotels is generally charged day by day and item by item, with various timetables for settling bills. For more than 150 years, certain luxury metropolitan nonresidential hotels have selectively offered annual or longer term leases to people who effectively reside in the hotels. Lease opportunities in hotels are becoming increasingly rare. Both the legacy hotels which traditionally hosted a core of residents and new luxury urban hotels are moving to change the terms for exclusive use of a unit from leasing to ownership.

Owner/occupants of high end hotels

For the already wealthy, the hotel unit ownership increases their financial stake and increases the cost of hotel living for the duration of their residency or stays. The economic calculation involves investment in a speculative form of real estate that is at once more costly than equivalent space residential apartment buildings and has a greater potential for rapid appreciation. Owning the high end hotel units they occupy affords residents the potential to maximize the real estate asset of their personal residence. Selling high end units (especially “preconstruction”) helps developers of luxury hotels “out source” debt.

As discussed above, the ownership, management, and operation of hotels and motels can be divided many ways. The “property” may be owned by a corporate chain, limited liability company, partnership, or a real estate investment trust (REIT). The owner may directly operate the hotel business and hire employees, and/or contract a hospitality management firm, and/or contract divisible hotel services including advertising, telephone and Internet reservation, group purchases of supplies and other services. A number of services are bundled in franchise or association agreements. A hotel corporation without employees may be a small owner-operated family business or may own multiple properties managed and operated by contracted or subsidiary companies with employees.

“Ownership” of specific units (rooms, suites, or apartments) is fragmented from and unrelated to the ownership and operation of the hotel property and business as a whole. Privately owned units in hotels are generally called “condos” or “co-ops” – due to certain resemblances with arrangements in condominium and cooperative apartment buildings. Hotel unit owners’ property rights are contractually subordinated to rights and authority of the owners and/or managers of the hotel in which the unit is located or to which it is attached, and associations of owner/residents of several hotels have had to sue their hotel management to assert or clarify their rights.

“Condos” in hotels

The hotel units sold may be any style: guest rooms, studios, or bedroom apartments. “Condo units” may exist in otherwise transient hotels. Selling condo units is an increasingly popular model for financing remodeling and new construction of hotels.

Arrangements for private “condo” units in hotels include:

- 1) the hotel provides limited or full services to owner-occupants
 - in condo units located
 - on a separate floor or section, or
 - in a separate building, or
 - interspersed with units rented to nonowners,
 - entitles owner-occupants to use the hotel’s private facilities (pool, weight room, a library, etc.),
 - while directly renting short term and/or leasing other guest units;

- 2) the hotel consists entirely or partially of privately owned units whose owners pay additional fees for hotel services during periods when the unit they own is occupied, whether
 - a) by the owners as their primary or secondary residence, or
 - b) by their designees
 - while at other times
 - i) units are held vacant and owners are relieved of hotel service fees, or
 - ii) units are rented by the hotel management with the unit owners sharing in any profits

or receiving the fee fixed in a lease-back agreement.

Individual owners may occupy the hotel units they own personally as their primary residence, use them as vacation “second” homes, as a business or leisure travel *pied-a-tierre*, or treat their hotel units as a passive equity investment in real estate with income potential. Corporate owners typically use their hotel units to lodge their staff or clients.

How owner occupants are charged for hotel services differs among these arrangements. The hotel charges each unit owner a basic monthly fee on a permanent basis to cover taxes and common maintenance of the building and grounds as condominium apartment buildings do. Condo hotels include blanket fees for a suite of hotel services and access to facilities like health clubs in the basic “condo” fee more often than do hotels with privately owned units interspersed with guest units. Hotels with interspersed units more commonly bill residents for hotel services and facility use item for item. This system allows owners more flexibility and reduces costs when they are not occupying the unit. Hotels that rent privately owned units during their owners’ absence bill hotel services to whomever occupies the unit. Thus, owners pay an additional hotel service fee and itemized bills while they are in residence, but not if the unit is vacant or rented to hotel guests.

The rights of owners to occupy their hotel units differ significantly from property to property. The owner’s right to occupy the unit may be unfettered and essentially full time or limited to a fixed schedule and number of days, weeks, or months each year. Some deeds mandate the owner must lease the unit back to the hotel when the owner or a person designates is absent. Mandatory leaseback clauses typically prohibit the owner from subletting independently and establish the formula for sharing profits from the hotel’s rental of the privately owned unit. Mandatory leasebacks and profit sharing arrangements characterize deeds which also limit the owner’s occupancy rights and may occur in deeds of fundamentally residential units as well.

Luxury condo hotels are concentrated in resorts and in central business districts of the largest metropolitan cities, both new starts and conversions of older hotel properties and apartment, office, and warehouse buildings. Remodeling and new construction of interspersed and adjunct condo units are notably transforming luxury resort hotels in Florida and Nevada. Make overs and new starts have created four or five star full service hotels serving condo unit residents alongside well heeled transients in such metropolitan hubs as Boston, New York City, Chicago, San Francisco, Los Angeles, Washington, D.C. and Minneapolis. Within the next few years, high end urban hotels with condo units are scheduled to open in Baltimore, Houston, Dallas, and other cities (Coolidge 1998; Berkey-Gerard 2005; Gregor 2005; Ernst and Young 2005).

Condo hotel units are developed and sold by the entity that owns the hotel as a whole. Like other hotels, condo hotels may be owned by real estate investment trusts, limited liability partnerships, or hotel or real estate corporations which can be separate from

firms the property owner hires to manage and run the hotel and/or “brand” the hotel. Although ownership of condo hotels or a physically separate building with units entitled to hotel services and facilities by a “condo association” is theoretically possible, no examples were found in the areas researched or in the literature.

In one model, a “hotel” real estate investment trust (REIT) or the developer’s holding company retains the majority ownership of the physical facility as a whole, establishes the level and cost of hotel services, and manages the hotel directly through a subsidiary and franchise or otherwise indirectly through contracted companies. Several national franchised brands and small chains specialize in full service and luxury five star hotels interspersed with “condo” units. Appendix B indicates brands with condos in hotels and Appendix C indicates several companies involved.

In this model, the owners of individual hotel units are “minority” partners, who agree in their title deeds to the terms, costs, services, and management arrangements set by the corporation that owns the hotel as a whole. Owners of units in “condo” hotels have fewer rights than usual in condominiums (or cooperative) buildings.

“Judy” and “Dave” spent a lot of nights sleeping in downtown hotels before they bought their condo in a new five star luxury hotel. When they lived in a house in the highest bracket suburb, commuting home to the “palace” never took less than an hour and they both often had to work over time and make early morning appointments -- Judy, to represent corporations’ interests in political matters, Dave as a partner in a high pressure law firm. They had a full time housekeeper to manage the landscapers, tradesmen, and cleaning services that came in and to oversee the regular maid and cook. Their clients were busy people, too, and often begged off Judy or Dave’s invitations to come to dinner or parties at their suburban home. The trip out of time was simply took too much time. They bought one of the larger condo apartments in the new hotel for \$1.5 million in the mid 1990s.

Their hotel levies a “condo fee” which covers real estate taxes, insurance, general building upkeep) and a “basic hotel service fee” which gives Judy, Dave, and their guests open access to the hotel’s health club, parking garage, reception and concierge services. When they first moved in, the condo fee was about \$8000/month for their two bedroom and the basic hotel service fee was originally \$7000/month per condo unit. Both fees have gone up. Their hotel bills optional services extra, like preparing and serving dinners in their unit, Judy’s spa treatments, dry cleaning, and so on.

They’ve lived in the downtown hotel nearly ten years. Their costs for living at the hotel have hardly dented the small fortune they pocketed after selling their “suburban palace.” They estimate the resale

value of their hotel apartment unit at four to five million dollars. Their main worry is the capital gains they would have to pay if they were to sell their home in the hotel.



This hotel sold less than half its bedroom apartments units as condos at \$500 - \$800 per square foot to “famous people” --star athletes, current and former government officials and politicians-- and other “working stiffs” like Judy and Dave. The hotel rents its non-condo apartment and guest room units to transients and others who stay long term. (Also see Gregor 2005.)

Condos offered for sale at 2005 “preconstruction” prices in future urban hotels being converted from other structures or are under construction included 526 - 14,000 square foot suites (some with multiple bedrooms but no kitchens) priced from \$527,000 to \$28 million and apartment condos priced between \$1.9 and \$3.1 million with a minimum of three bedrooms, three ½ baths, kitchen, living room, dining room, library, terraces, and a butler's pantry. These condo units are in new luxury downtown full service hotels which will feature private health clubs, spas, indoor pools, and restaurants and provide (at extra cost) concierge, business, personal laundry, hairdressing, massage, and in-residence dining services.



A 38th floor condo listed at nine million appeared in the New York City real estate market in an established luxury hotel with more than 200 units. This hotel charges a monthly “maintenance fee” of \$12,000. The penthouse condo in the same hotel, last purchased in 1992 for \$21 million, was listed at \$70 million at the close of 2004. Retail room rentals in this hotel start at \$395/night and top \$3,800/night for the 12 larger suites. A bathrobe is included in the price, but a high speed internet connection costs an extra \$10/day (Coolidge 1998; Otley 2005).



“Condotels”

Hotels in which all units are available for private purchase are known as “condotels” and are sometimes called “apartotels” if the units all have kitchens and baths or if the hotel is emerging from a former condominium apartment building. In “condotels” all (or almost all) units are privately owned. Units in condotels are frequently originally sold at “preconstruction prices” to finance property construction, conversion, or renovation by distributing costs and debt burden among multiple mortgages. This model originated, and remains concentrated in resorts. It has been applied in major metropolitan areas where the condotel units are likely to be their owners’ primary or work week residences. At owners’ request, during their temporary absences, the management can arrange to rent units retail for short stays to vacationers, or to lease units to “temporary housing” brokers.

Voluntary one-time agreements to have the hotel rent out a private unit to transient guests during the owner's absence (or sub-let a leased hotel unit) are gaining such popularity that in summer, occupancy of several older urban hotels changes from dominantly residential to dominantly transient. In New York City, there are examples of condo associations of residential apartment buildings (some originally built as apartments; some historically converted from former hotels) obtaining hotel licenses and contracting hospitality management firms so residents can more easily rent out their primary homes when they vacation or spend time at their second homes.

Hotel services are seamlessly provided to whomever occupies a condotel unit. The management of other condotels write standing agreements with unit owners and/or put legal provisions in unit deeds ceding to the hotel the right to lease units when not occupied by owners or their designees. Some portion of rental receipts are credited to condo owners. (See Ernst & Young 2005.)

Fractional unit ownership

Fractional unit ownership attracts and attaches "regulars" to hotels. Ownership of some hotel condo units is divided among multiple parties each of whom owns some "fraction" of one unit and the period of time that a fractional owner has the right to occupy the unit is the corresponding fraction of one year. (For example, the owner of a 1/10th fraction has the right to occupy the unit 36 days a year.) Title deeds to fractions like the time share model also commonly specify the bridge dates of the fraction time period when the owner may occupy the unit. Owners are required to lease their units back to management if they do not occupy them during their fractions of the year, in return for a share in the hotel's profits, if any, or for a fixed fee. Brands in major hotel groups, small chains, independent hotels, and sections in urban hotels are operating properties under this model. Some fractional units are owned by "vacation clubs" whose members travel the circuit of hotels so organized.

Residence clubs

Resort hotels and sections of metropolitan hotels have been refashioned into "private residence clubs." Club members buy the right to occupy a unit of a certain caliber for a specific number of days per year and must schedule their stays by advance reservation. Although the arrangement is somewhat similar to "time shares" and to fractional ownership of hotel units, membership in a modern American residence club conveys the right to occupy the same class of units in the multiple hotels participating in the club but conveys no property rights on a particular unit. However, unlike most time share and mandatory lease back deeds, when club members may occupy a unit is not limited to prescheduled days in each calendar year. Residence club membership fundamentally boils down to buying a preferred reservation status and partially prepaying for hotel rooms on a use it or lose it basis. A sprinkling of individuals buy annual rights and reside full time in club hotels; "regulars" are more common.

Investment hotel condos

Ownership of hotel "condo" units can be a form of passive investment in rental real

estate. Ownership of a condo unit in a hotel may be conveyed without the right to occupy the unit. Complicated provisions stipulate how costs of hotel management, operations, taxes, condo upkeep fees, and other items will be charged before any profit from renting the unit will be shared.

This model of “creative” financing diffused to the hotel sector from specialized real estate and domiciliary care industries. Models for investing in units of other categories of rental residences have influenced arrangements for buying units in hotels and vice-versa. Offers of hotel units purely as investments resemble similar sales in other classes of real estate. For example, at least one national company builds and manages “student housing” and “senior housing” assisted living buildings in which the company rents by the bed space rather than by the apartment. The company finances its chain of new buildings by selling investors “condo” apartments before construction. Investors are obliged to lease the apartments to the company to rent to the target customers for a share of any profits.

Trickle down

The practice of interspersing condo units in primarily urban and resort hotels is racing through luxury (five stars) independent and brand hotels, fast filtering to the mid-range brands, and trickling downscale. In Florida in 2005, a motel operating as franchise of a familiar national economy brand was selling furnished 300 square foot guest rooms for \$69,000 and a former residential condominium apartment building being renovated into a condotel offered units for a pre-construction price of \$169,000.

SOCIAL ATTRACTIONS

Across the economic spectrum, social features attracting residents to hotels, motels, rooming houses, and like accommodations include a good relationship or friendship, even honorary kinship with the management, a sense of community with others living in the same accommodations, privacy, quiet, and convenience.

SOCIAL RELATIONSHIPS IN ACCOMMODATIONS

Relationships with staff

Good relationships with accommodations staff are an intangible that retains hotel residents who like where they live. People who pay out-of-pocket, or are reimbursed, or carry portable housing subsidies have choices.

“Lionel”, a retired elderly widower in his 70s, has resided in the same hotel for more than seven years. After his wife died, he gave away his furniture, sold his house, and moved in with a niece and her children “to help her out”. But his niece moved away from a place where Lionel likes to spend his time, where he pursues a life long avocation in retired leisure. So Lionel moved into a motel a short walk away from that attraction.

Lionel locks his room when he takes a Christmas trip if the weather is not too bad. He likes to spend that holiday with his surviving brother and sisters.

For seven years, Lionel stayed at only one place other than the hotel for as long as one week.

A “dispute” arose between the brothers who co-owned and operated the franchise brand older hotel where Lionel lived. The brother who won the power struggle brought in new staff and rules the gentleman did not like. With a lady who had lived at the hotel even longer than he had – 11 years –, Lionel “up and moved” to a motel directly across the street. When the two exiles heard the management upheaval had been reversed and the brother they liked was back in control, both moved back. Lionel confided the current (and former) owner operator is “a very good friend of mine.”



The proprietress of the hotel-restaurant/bar-and ribs emporium, Miss Penny, let slip her affection and warm regard for people who stayed and stayed in her rooms, “They are like my children....”



Samantha, who has been living by herself in a motel room for three years, regularly sees and talks on the phone to her mother, father, and sister. Her parents divorced before she finished high school, remarried, and bought separate houses located within a few miles of the motel where she lives. In her 20s, Samantha alternately stayed at one or the other parent’s house. She chafed at rules, did not like keeping up the “politics” of relating to step-parents, and sometimes moved in with a “Significant Other.” She first discovered the motel where she lives when a boyfriend living there invited her to move in with him there. That romance did not last, but she kept the motel in mind.

Samantha says the room with a private bath where she settled down is her “first own real home”. She bought and brought in her own sofa and book cases, which she has filled with the books she spends most her time at home reading.

About half the rooms with private baths in the motel where Samantha lives are occupied by people who have lived there continuously between two and 19 years. Three guest rooms are used for storage, filled with furniture the motel furnished taken out of units so residents could fit in

beds, couches, chairs, tables, and other things they bought for themselves. The rest of the rooms are rented out to seasonal sojourners and regulars. Regulars at this motel are locals who get too drunk to drive home on Saturday nights, or often “on the outs” with people where they usually stay. Transient travelers rarely check in. Traffic on the old highway the motel faces are mainly commuters; few trucks even go by. The new chain highrise motel a few blocks down can’t even seem to attract transients.

Samantha and the other residents respect the absolute ban on cooking in their units. They understand violation of that rule could cause a fire, hazardous for them all. It’s not a problem. The motel has a 24 hour diner on the premises where most of the motel’s permanent residents eat and several also work there full or part time.

Samantha spoke of the owner-operator of the motel and diner as “almost a mother to us” and declared at one point, “She is our mother”. Samantha described the motel residents as “ a community... like a family.” She capsulized the personal and residential history of half a dozen of her motel neighbors, stories that illustrated how their collective mother had helped each of them solve the problems and personal issues that cropped up in their lives.



Across the spectrum of contemporary hotel prices and conditions, from third party placements in commercial hotels to multi-million dollar owner-occupied condos in legacy luxury hotels, where fundamental understandings between the management and residents break down, disputes commonly erupt into lawsuits and evictions that dismantle the attraction for new residents.

In the hotels, extended stays, and motels inhabited by settled residents, sojourners on open-ended stays, and regulars observed in this research, how hotel staff and residents interacted was striking. Desk clerks, receptionists, doormen personally greeted and engaged residents and regulars in conversation when they came back home, after work, after errands. In these encounters, hotel staff spoke to residents about their individual concerns and conditions. Staff and long term occupants get to know each other personally, and neither develop familiar relationships with transient guests. Even in economy motels with diminutive and bare bones office/lobbies, the desk clerk on duty and residents “hang out” socializing with each other, falling silent, watching and wary, when “transients” check in or come by the desk to discuss their bill, room temperature, what stations the cable TV gets, or other matters residents took for granted.

Communities of residents

Communities of hotel or motel residents have different demographic compositions, different socioeconomic traits (City of Oakland 2004; Cell 1998), and distinct social traits,

making generalization difficult. In some hotels, individuals and households defend their “privacy” with anonymity in close quarters and avoid contact with hotel neighbors (“Turtle 62 in da Loin” 2005); in others, hotel neighbors form collaborating cliques (Eckert 1979a; Simpson 1984), or actively socialize just outside the hotel (Fletcher 2005).

People placed in hotels and motels by third parties or constrained by personal finances and situations to sojourn in hotels and motels may develop altogether different attitudes about their situation (Foley 1998a) than settlers, who consciously chose and continually reaffirm their choice of living quarters. Ironically, sojourners may reside in the same hotel for longer periods of time than their settled neighbors, all the time bitter and aloof from their surroundings.

On porches of court style motels and on the balconies of mid-rise hotels, residents set out chairs, barbecues, bicycles. In the late afternoons, early evenings, and weekends, residents were observed emerging from their units to click into community, waiting until some others also stepped outside as a signal that they were interested in socializing to start a chat or shout conversation. In several of the low end residential motels observed, parking lots served as lively social arenas, day and night. In midrange hotels which have common areas like a lobby, breakfast room, or pool, residents met spontaneously and once acquainted, chatted pleasantly when they share the space. Different brands of extended stay hotels encourage long term sojourners to socialize at evening “events” staged by the management. In the high end hotels, residents mingle and gradually select resident friends as they repeatedly rub elbows in these hotels’ exclusive spas, weight rooms, bars, restaurants, and other facilities.

Hotels and motels with residents, sojourners, and “regulars” often have people at home and coming in and out during the day, walking out with laundry or in with purchases. Where families live, school children with back packs trudge to their hotel or motel home, then come back outside to stand around waiting for a playmate to emerge.

In the 1970s, when the population of residential hotels was declining and predominantly elderly (Burke 1982), the gerontological literature debated whether elderly hotel residents were socially alienated or connected. The few ethnographic participant observer studies (Erickson and Eckert 1977; Eckert 1979a, 1979b, and 1980; Eckert and Haug 1984) and personal social network surveys (Sokolovsky and Cohen 1981) of elderly residents and other sub-populations living in hotels (Sokolovsky, Cohen, Berger and Geiger 1978) observed that managers were central figures in residents’ circle of personal relationships and that the personal social networks of many residents were largely bounded within the residential community of their respective hotels.

Different personalities may be attracted to inhabit hotel or motels that suit their wish for either a sort of pseudo-familiar communal intimacy or leave-me-alone! self isolation.

In open ended ethnographic interviews with settled hotel and motel residents in the present research, the same residents who expressed they felt “safe” where they lived

and discussed their friendly or quasi-familial relationships with staff and other residents also routinely interacted with large personal social networks outside their motel or hotel homes. They interacted with kin, outside acquaintances, co-workers, and clients. By contrast, the lone resident of a primarily transient hotel wanted to be a recluse and the transitory environment gave her cover.

“Miss Elliot,” a retired woman on a fixed income, has been living for two years in a motel at the edge of the city paying week-to-week. She and the resident manager are the only people living in the motel; tourists and city placements come and go. Many out-of-town guests stay on the weekly rate: one of the cheapest in the city.

Miss Elliot lives in a room in the center of the court. From her window, she has a wide angle view of the parking lot and the entrances to most the units. She keeps an eye on who comes and goes. She yells at transient guests who get out of line, blare music, or talk too loud.

The pleasant, diminutive resident manager is an elderly East Indian. He said he would not personally ever “reprimand a guest” (as the motel’s only paying permanent resident is prone to do.) He thinks she is “a bit off, you know, touched in the head” because she “speaks up.” He limits his contacts with guests to transactions conducted from behind an insulated plastic window which he says is bulletproof.

Miss Elliot walks out to buy prepared food at fast food restaurants and brings it back to eat in her room. Living in the transient motel gives her more “privacy” than other situations where she has lived before because people leave each other alone. No one expects motel transients to act friendly, the way some apartment buildings expect. And the transient guests are not there long enough to target her as an older woman living alone for robbery or worse. She believes the counter help at the fast food restaurants where she buys meals think she is a tourist. Besides, living in a motel room is cheaper than renting a “whole apartment” and a lot cheaper than an “old age home”.



Privacy and convenience

The units that individuals or co-residential groups (couples, families, companions) rent in hotels or motels are ideally places where they can retreat and have “privacy” within the walls around them. Residents mentioned “quiet” as a plus where they were living long term. By contrast, “noise” and intrusions figured as negatives in selecting hotels or motels as a residence or place to stay for long.

“He said you can’t get no sleep there – people come banging on your door all hours of the night, for money for liquor. If you aren’t a drunk

before, you become one if you stay there, just to pass out and get some sleep.”



The “convenience” of elected hotel/motel living is relative to tenants’ personal circumstances and expectations. Residents have practical universal needs -- they have to eat; they have to get their clothes clean. More than unit style, service facilities on site are related to unit price. One motel or motel resident accepts the low rental rate means walking or riding to an outside coin laundry and for meals. Another opts for a hotel with a laundry on site or in the unit. Still another requires services of picking up, washing, ironing, or dry cleaning and delivering clothes at long term lodgings.

AT HOME IN HOTELS

“Attachments”

A research survey of a thousand households (in housing units) conducted in the early 1990s was analyzed by applying twelve “objective” (or “empirical”) “measures of attachments to households” (Schwede 1993; Schwede and Ellis 1994, among others). Eight of the twelve measures involve an individual person’s control and behavioral use of the unit occupied; four measure interactions with co-residents.

Most of these “measures of attachment” apply equally well to living units in hotels, motels, rooming houses, boarding houses, and the like, as to “housing.” The remaining measures are qualified by the characteristics of commercial accommodations.

Resident settlers and sojourners sleep in their hotel or motel unit “most of the time.” Depending on the reference time frame for “most of the time” (last six months? last year?), many “regulars” who stay in hotels or motels during their work week or for a work season sleep in their hotel or motel units more often than they sleep anywhere else. Either the unit resident or a third party on the resident’s behalf must regularly pay the rent and bills for extra charges or else face eviction; in jurisdictions where hotel and motel occupants have no tenant rights, eviction for nonpayment is instantaneous. Whether an individual resident in a hotel or motel has his or her “own room or space” depends on how many people live together in a unit and the unit’s configuration—a single room or suite of rooms. People living or just staying short term at commercial accommodations typically enjoy the right to “receive mail, phone calls, and messages.” In practice, hotel staffs are generally dependable about recording or relaying messages from the “outside.” Hotel, motel, and rooming or boarding house residents routinely “have a key” to their unit and possibly, to the building entrance. Hotel residents may “keep personal belongings such as clothing or jewelry” in their units: mid- to upscale hotels frequently offer safes in units or on the premises. How “free” residents are “to come and go anytime” depends on the physical and staffing security arrangements around the properties’ entrance doors and barriers. Accommodations may limit entry or reception hours. Electronic key

cards are programmed to restrict access to occupants who have paid their bills. One urban walk-up hotel canvassed had dispensed with staffing reception and given each resident a key to the main door of the hotel. At one suburban motel canvassed, desk clerks warned people registering they had to “be in” between midnight and 6:00 in the morning. The management’s solution to a once chronic problem with theft was to lock gates on the property’s high exterior perimeter fence and post guards who let no one enter.

Hotels, motels, and boarding house rooms are usually rented furnished. It is less necessary so less common for hotel residents to keep their own “furniture, T.V., and other large belongings” in their units, although this does occur. The motel where Samantha lives filled three rental rooms to store motel furniture that residents cast off as they substituted their own. In owned hotel condo units and rooms in private residences, however, residents may be required to supply furnishings.

Residents of most hotels, motels, and rooming houses do not have leases nor mortgages; absence of contractual obligation like a lease is part of the “freedom” and “flexibility” some hotel/motel residents stated they prefer. There are, however, hotel residents who have annual or longer term leases on their respective units and the owner-occupants of condos in hotels may mortgage their units.

Even without their name on a lease or mortgage, in many jurisdictions, occupants of hotels, motels, and rooming houses gain formal tenancy rights after a period of time specified in the local code. In several metropolitan jurisdictions, units occupied by people legally defined as “hotel residents” or as “permanent residents” are subject to rent control. (See Appendix A.) Certain brands of all-suites and extended stays automatically renew residents’ and sojourners’ occupancy and payment arrangements until and unless management receives a formal notice of an occupant’s departure date.

Whether residents are allowed to “invite visitors anytime” into their units is a matter of at the discretion of management policies. Many hotels and motels don’t care and discretion on this point enhances the revenues of some establishments. Hotels and motels that charge more for two people to occupy a room than one or that post rental rates on a per person basis may closely watch “visitor” patterns. The managers of some low rent urban single room occupancy hotels, rooming houses, and nonprofit single sex boarding houses prohibit visits to rooms, or visits by adults of the opposite sex.

Residents of commercial and nonprofit lodgings may not have as direct a “say in making house rules” as residents of housing units potentially do, however, their status as “customers” can influence “rules,” policies, and practices through communications with the immediate managers, property owners, upper hierarchies of chains, administrators of franchise brands, hospitality firms, and, in the case of nonprofit hotels, boards, supporting foundations, and in the case of placements, the

contracting local agency and its officials. Associations of hotel residents and their community allies have historically influenced the laws, ordinances, and government regulatory practices governing whole classes of accommodations through political pressure and lawsuits. And, typically with greater freedom than residents of households in housing units, residents of hotels and motels can express discontent with “house rules” by simply checking out.

The degree to which a resident of a hotel or motel might “help with chores, such as cleaning house or watching children” depends on the composition of co-residents in a unit, the demographics and nature of the community at the accommodations, and the pace of hotel services. In hotels where children have been present, residents have been observed to “watch children” – their own or neighbors (Sorrentino 2005, Rivera 2004; Kosol 1988). It is up to hotel and motel residents on discount deals with less frequent housekeeping services to keep their own units clean and tidy and put out the trash. In the full service hotels, residents pay a great deal extra to have staff do “chores.”

Eating

Whether people eat in their hotel units “most the time” depends, in part, on physical facilities in the property – whether cooking is permitted in units, whether units are equipped with microwaves and fridges or full kitchens, whether “food and beverage service” is available on the premises – room service, a restaurant, a meal plan in a dining room on the premises. Eating in also depends, in part, on residents’ personal preferences for ordering or carrying food “in” or “eating out.” At all price ranges and across styles of units and sleeping arrangements, those hotels, motels, rooming houses, and other lodgings without cooking facilities (in units or in common kitchens) and without food and beverage services, are the antitheses of “complete” housing units (which do have cooking equipment, internal kitchens, and bathrooms for the occupant(s)’ exclusive use) and also the anthesis of “full service” hotels.

Facilities containing living quarters can arrange for residents (and casual occupants) to procure meals on the premises with various solutions: either

- equip the units where people sleep for them to prepare, eat and store food;
- or provide common areas and equipment outside sleeping rooms where occupants may cook, eat, and store their own food,
- or serve prepared meals in common dining rooms,
- or sell food prepared in restaurants or in the facility’s kitchen on demand,
- or combine two or more of these solutions within the building, campus, complex, or other space(s) controlled by an organization that constitutes the facility.

In addition to hotels and motels with food and beverage service, examples include the varied layouts collectively known as “assisted living” facilities. Like some other facilities for multiple families and individuals, some hotels and motels also place wash basins, showers and tubs for bathing, sanitation, recreation, laundries for washing clothes and other self-serve equipment in dedicated rooms, structures, or areas outside sleeping rooms. Many of the larger migrant and seasonal labor camps

(on and off farm) illustrate this configuration.

Residents of rooms without access to food and other essential services in the building or on the campus of their accommodation facilities must meet their basic human, social, and cultural needs by extending the functional space of their personal survival support "homes" into community and commercial arenas outside the unit, building, and facility within which they sleep. They may purchase prepared food at restaurants and food shops, arrange to "take meals" from (or "board with") outside entrepreneurial cooks, or eat free food at social receptions, "soup kitchens," or out of dumpsters.

As Groth (1999) observed, people in "sleeping space" or "room only" quarters are better off in those "urban ecology" settings where businesses or nonprofit organizations serve food and provide indoor contexts for socializing nearby. Groth suggests "room only" accommodations survive in urban commercial areas with restaurants, lunch counters, food shops, and bars. The same principal can be extended to explain the common co-location of single room occupancy hotels with external charitable and community social services like "soup kitchens" and adult day centers.

In meeting the biological essential need to eat, "rooming" houses diverge from "boarding" houses, despite the grouping of these two accommodations in classification systems and their merging in many legal definitions of lodgings.² "Rooming" houses function more as do hotels and motels in which guests are not allowed to prepare food in their units and in which there are no "food and beverage services" -- abbreviated "w/o F&B" in trade publications -- on the premises. Without cooking equipment in the unit, without a common kitchen, and without food and beverages available on the premises, residents are forced out to eat or find food. Some licensed or unlicensed rooming houses allow roomers "kitchen privileges": that is, the right to store food stuffs in what may be the only refrigerator, kitchen, and pantry in the house and to prepare and cook food, perhaps at set times of the day.

Boarding houses, on the other hand, serve residents (and temporary occupants) prepared meals at scheduled times, usually in a common dining area. Localities that recognize the "boarding house" as a distinct legal category require accommodations

² Local ordinances merging "rooming" and "boarding" houses often also 1) limit the number of guests to a single digit, and/or 2) set minimum guests stays and prohibit transient guests from staying day to day or week to week, and/or 3) allow this lodgings in multi-family residential zones and/or 4) require a resident owner/operator or an agent. The popular connotation that rooming houses and boarding houses are physically smaller and less populous than hotels and motels is more consistent with those converted from or functioning in houses designed for private households than those originally built as lodgings. There are examples of multistorey buildings where hundreds of people sleep long term in metropolitan areas and college towns licensed as "boarding" houses (or the lodging class that includes them).

that include meals in the room rent or that offer residents and guests an optional "meal plan" to obtain licenses as boarding houses, no matter what their sleeping room or building styles or what logo they display. Such ordinances may sweep into the boarding house legal category commercial hotels, nonprofit single room occupancy supportive housing, and organization/membership hotels with dining halls or common kitchens, including YMCAs and fraternity/sorority houses, and highly transient bed and breakfast inns. Some hotels that serve meals evade classification as boarding houses with various arrangements that distance food from their business. They may contract outside companies to offer food services, establish restaurant concessions on the premises, or separately incorporate their food and beverage services. Another dodge is to characterize the meals served as "free" and strictly optional perks that come with the room.

Hotels with food and beverage services provide guests with access to purchase snacks, meals, and drinks through various mechanisms: by establishing restaurants, pubs, and banquet halls in common areas of the hotel; by offering "room service" delivery of prepared food and drinks to guest units; by serving meals prepared in the kitchen of the hotel or its on site restaurant(s) from butlers' pantries in the dining areas of units; and/or by furnishing units with kitchens or food related equipment like mini fridges and microwaves, and either stocking units with food and beverages or selling items like frozen dinners and canned drinks at reception or in hotel concession stores.

"Full service" hotels proliferate food and beverage options among a multitude of other services. Full service hotels dress up how they meet residents' and guests' basic biological needs inside units with high thread count bed sheets, dining tables, marble wash basins, and similar touches. And they ratchet up the facilities' internal capacity to meet all manner of cultural, social, and idiosyncratic personal needs. "Conveniences" routinely available include housekeeping, linen, and installed and staffed communications. Various brands and properties heap on combinations of services and dedicated facilities for occupants' needs for recreation, business, entertainment, procurement, shopping, personal grooming, maintenance and cleaning of clothing, car, pet, and possessions, and myriad others. About the only other types of domiciliary facilities within which some Americans sleep and eat as potentially insular and self-contained as full service hotels are institutions. Residents of institutions, however, are confined, committed, compelled, or placed by other actors such as courts, parents or legal guardians. People chose to reside in grand hotels of their own free will. Domiciliary institutions like residential nursing homes, psychiatric hospitals, prisons, juvenile justice centers, job training centers, private boarding schools for minors provide full but decidedly more bare bones furnishings for sleeping, eating, and sanitation, bare minimum personal "convenience" services, and coercive "supervision". Such skimping and supervision is unknown in upscale hotels. (Private hotels prefer to "inform" and "remind" "guests" of the norms observed at the establishment, although, as discussed, hotels can generally rapidly evict and ban violators.)

CONVERSIONS

TEMPORARY USE

Leased hotels

A property legally licensed as a hotel (or some other class of accommodation) that and continues to change bed sheets and towels (or continues whatever services local law requires that accommodation establishments provide) remains a “hotel” even if units are rented for longer terms or atypical use. Hoteliers more focused on business strategies oriented to hosting transient tourists occasionally express discontent that properties functioning as “rooming houses” continue to be licensed and zoned as hotels (Washington Hotel Association 2003).

If an organization leases a block of rooms or an entire hotel property, the organization (rather than the hotel management) usually designates who may occupy the leased units and dictates the terms and conditions of occupants’ stays in those units. If an organization (a city agency, university, or military base housing office, for example) leases an entire property, places all occupants, and takes over management and staffing directly or through contractors, the leased property can reasonably be considered to have withdrawn as a public accommodation and to have been converted into something other than a hotel or motel.

PHYSICAL AND LEGAL CONVERSIONS

Over the last twenty years, many former hotels were converted into permanent residential buildings or either permanent or transitional supportive housing options (“SHO”) (Bholai-Pareti and Stern 2002; United States Department of Housing and Urban Development 2001a-c, nd, Brodhead 1999a; Lewis 2003; Lake front 2003 a-d; see Appendix E, Conversions.) The layout of rooms in hotels made possible their conversion into single room occupancy or apartment units with the “moderate” investment subsidies available (United States Code 1988). HUD’s definition of “Single Room Occupancy units” -- sleeping rooms (with or without private baths, with or without kitchens) and “studio” apartments (with private baths and kitchenettes) – is broad enough to characterize the majority of the nation’s stock of more than five million rental units in commercial establishments trading and licensed as “hotels” and “motels.”

Histories of hotels converted into subsidized single room occupancy, studio apartment permanent residential housing, or supportive housing (transitional or permanent) repeat key themes. Before it was remodeled, an architecturally sound perhaps even once splendid hotel, “elegant” during a heyday 50 to 100 years before, deteriorated into a “seedy flea bag” or a “welfare hotel” or was abandoned. (Haaga 1997; Lakefront nd; Halasz nd; Koebal 1995; Kershaw 2000; Project Renewal nd). Examples of former hotels and SRO hotels converted into Section 8 SRO residential buildings or into Section 811 Supported Housing for seniors, the disabled, or

chronically ill (Section 22 et al) are listed in Appendix E. The process of hotel conversions is continuing, though more often today with state, city, and private funding than with HUD subsidies. San Francisco's "Care not Cash" program reduced monthly stipends paid to the registered homeless granted permanent housing in former commercial SRO hotels the City took over, refurbished, and contracted nonprofit organizations to operate (Lelchuk 2002; City of San Francisco 2005; News Hour 2005).

New construction single room occupancy hotels and housing

After 72 per cent of San Diego's single room occupancy units were demolished by development (Davis 2001), in 1985 the City required developers to replace each SRO unit they convert or demolish with a new construction SRO unit. San Diego also facilitated the rehabilitation of the SRO hotel properties to meet stringent fire safety and building code standards, licensed the conversions of SRO residential rental real estate into SRO hotels, and encouraged the construction of new SRO hotels.

Although nonprofit developers of urban low cost, permanent housing "have their eye on" hotel properties they hope to buy and convert, fewer hotel properties are available for conversion in the major metropolitan centers today. Developers of affordable permanent housing subsidized by Section 8, Section 811, state, municipal, or private programs are constructing new buildings, featuring studio apartments and larger bedroom apartments for families and on site service facilities for residents including job training, day care centers, and senior dining halls (Dineen & Fletcher 2003; Levavi 1996, Lakefront 2003e, among others). Several California jurisdictions have defined styles for "compact living quarters units" (mainly studio apartments with specified floor space) and other building code requirements that increase the cost of constructing new SRO residential hotels (Dineen and Fletcher 2003). Innovative designs of for-profit residential buildings with studio apartments units rented at market rates identified as "single room occupancy" units have been and are being constructed in western states. Examples are given in Appendix E.

Remodeling

Other projects compete to remodel (or demolish) inexpensive urban residential hotels, SRO hotels, former "welfare," and abandoned hotels to create upscale hotels or residential condo apartment buildings. New urban hotels are being constructed from scratch on the site of former hotels and by remodeling former apartment, office, and warehouse buildings, and in suburban and rural areas, wherever zoning permits. (See above, "Condos in hotels.") Attempts to revitalize and upgrade older hotels with legally protected tenants in rent stabilized or subsidized units have led to unusual combinations of permanent residents and transient guests.

In New York City, a number of formerly fully residential hotels, and primarily residential SRO hotels renovated in recent years to attract tourists. One hotel physically partitioned the renovated

residential section off from the remodeled and new construction transient section.

Transient guests come in the main entrance, are issued plastic key cards, and are entitled to use and charge at the hotel's bar, restaurant, spa, Zen meditation room, and other facilities.

This hotel's legacy residents – carpenters, plumbers, and other tradesmen -- have metal keys to open a back entrance and to their rooms. Here, upscale transients pay about as much per night as the hotel residents pay per month.



Another renovated New York hotel stopped attracting European tourists when tour guides and reviews began warning travelers about the hotel's regular residents: refugees from Africa and others whose rooms were paid by social and sponsoring agencies. The owner gave up trying to go upscale and leased the 60 renovated units to the City to supplement its shelter system.



Matloff 2002, Powell 2000, Brodhead 1998a and 1999b, and Nash 1996 contain accounts of other mixes of residents and transients in hotels attempting to go upscale.

“Retirement hotels” and assisted living facilities for seniors

“Retirement hotels” are a class of age-restricted residential hotels for seniors that are recognized by some local jurisdictions. In the jurisdictions which recognize this type of hotel, units are typically leased to occupants for a year or more and unit rate increases are covered by rent control or stabilization; occupants are considered legal residents with tenants' rights. In New York, many are older hotels which historically began or drifted into a predominantly residential character where tenants aged in place. Others are private residential clubs. In jurisdictions which do not have this class of hotels on the books, other entities may mimic their arrangements, including “regular” hotels, private condominium communities, subsidized “senior” housing operated by non-profits, and homes privately operated by religious denominations.

One hotel family built hundreds of “retirement hotels” nationwide in the 1990s only to confront the problem that their concept simply could not be licensed in many localities. In adapting their national line of “retirement hotels” to local legal environments, the developers determined that in many jurisdictions, assisted living domiciliary health care facilities were about the closest any operating license category came to the chain's template. The company spun most the properties it built intended to be retirement hotels into a separate division, creating a chain of assisted living facilities managed by a health care company well distanced from any brand in the hotel family.

In the East Coast area canvassed, two properties legally registered as hotels built during the 1990s in suburban office parks turned out to be functioning as assisted living facilities. The properties were in counties that lack any legal class of real estate resembling a “residential” or a “retirement” hotel. No class of public accommodation may “discriminate” on the basis of age. Owners of these buildings classified and taxed as hotels leased to companies who hold licenses from state and county health departments to operate “assisted living” facilities. It would require further research to determine whether this phenomenon is widespread or how frequently properties originally developed, permitted, zoned, legally classified, and taxed “hotel” real estate function as assisted living (rental) facilities or other “senior (rental) apartments”.

Hotel to housing

Older hotels and motels are commonly transformed into rental (or condo) residential apartments with minimal remodeling. (See Berkey-Gerard 2005 for New York City; California HCD 2004 for San Francisco; Lakefront for Chicago). Conversion of hotels into housing can be seamless.

Thirty years ago in the West and Southwest, a motel chain pioneered an innovative style designed and marketed to attract young, single adults with site facilities such as pools, weight rooms, dance halls, bars, and laundries. The concept was popular: many singles moved into these motels. Before the chain of properties were sold and formally converted into residential rental estate by adding kitchenettes, the motel chain influenced the design of suburban rental apartment complexes nationwide.



Two years ago on the East Coast, a corporation built one of its extended-stay apartment brand hotels, using a standard architectural plan. The structure built was just like brand hotels already operating in several states and two others less than 20 miles away in an adjacent state.

The county where the hotel was built, however, refused to issue the corporation a license to operate the building as a hotel. The minimal services this brand provides to its month-to-month occupants did not meet the county’s standards for the level and frequency of services that hotels are required to provide.

Rather than modify the business model of its national extended stay brand to meet hotel standards in one county, the company opted to place the building in the county’s “moderately priced housing program.” This allowed the company to recoup construction costs, gain real estate tax advantages, and counted toward the quota of

low income housing that developers of high priced real estate are required to build. Because the corporation serves a mid- to upscale clientele in its extended stay hotels and “corporate” rental housing complexes, it dissociated its name and distanced itself from the use of its property for low income tenants. Managed by a subcontractor, the company opened the brand new building as subsidized rental apartments for low income tenants. The corporation passively holds the tax favored property but eventually expects to divest it as well outside of their core business.



PREDISPOSITIONS FOR HOSTING PEOPLE WHO LIVE IN HOTELS

Certain traits seem to predispose hotels and motels as more likely than others to host residents and sojourners on long, open-ended stays.

Locality specific

Local zoning and licensing categories and requirements for accommodations, location, competition, and owner-operators’ strategies in the local business climate appear to indicate which hotels and motels welcome or tolerate residents and long term stays. Commercial accommodations with residents may, for example, cluster in jurisdictions with legal codes favorable to settlers and long term stays just over the “line” of jurisdictions with hostile regulations. Legal environments more hostile than favorable to residence and long stays include those prohibiting cooking in hotel/motel rooms, restricting the length of time guests are allowed to stay or requiring high frequency of services (housekeeping, linen change) in defined types of lodgings.

Hotel policies

Policies favorable or unfavorable to residents, long term sojourners, and “regulars” may be set by the franchised or associated brand, by the property or chain owner/operator, or by third-party management companies. Although, perhaps, modified to fit local ordinances, sites, or local business climates, policies favorable to settlers and sojourners are intended for application at all the multiple establishments of a given “hotel group” or chain or brand.

Brand

Brand broadly indicates hotels and motels that encourage or discourage long term stays. Branding seeks to differentiate and conform a clear and uniform “product” to communicate for mass consumption and broad advertisement. Policies and practices that promote or deter long-term and residential stays stamp certain brands. A brand either waves its welcome mat for settlers, sojourners, or settlers or discretely excludes them from the profile of its target customers.

At the low end, certain brands accept cash, waive requirements for credit card, and

nationally offer discounted weekly and/or monthly rates: policies that invite long term stays. Among the midrange hotels, some hotel brands labeling themselves as “extended stays” (or “corporate housing”) offer customized, flexible rates and deals, and extra “reward” credits, and/or contract with organizations that need to house their employees, contractors, and clients for long stays or during relocations. At the high end, luxury hotels are doubling over to offer unit buy-in opportunities.

Hotels and motels are “branded” by chains, commercial franchisers, or associations and consortia. “Chains” are enterprises which own and operate multiple properties under their own exclusive and/or under franchised or association brands.³ (See Ingram 1996.) Several hotel chains developed exclusive brands, then spun the brands off as franchises. Some such chains divested all or most their properties, selling either to real estate trusts or to independent owners franchising their brand, and either created subsidiaries or transformed their company business to franchise their brands. Franchising companies support logistically and often train or operate hospitality management companies to operate properties under their distinctive brands. The properties of one well known pioneer “brand” were historically a chain and have been “independently owned and operated” franchises for several decades. The real estate holding company of one major family of franchise brands currently owns only about one per cent of the hotel properties operating under its various brands. This hotel “family” includes subsidiaries which owners can hire to develop or to manage properties fully conforming to whichever family brand the owners decide to franchise.

Hotel franchises offer “turnkey” business packages and administrative support services to fulfill the brand’s image. Chains are in a better position to enforce policies and practices of hotels operating under their exclusive brands. An “independently owned and operated” hotel operating under a brand name must formally agree to franchiser or association brand stylistics, rules, and inspections. Independents operating under the more populous association brands cooperate as closely and strictly on name, logo, look and feel, marketing, bookings, and purchasing as commercial franchisees. “Brands” - whether the exclusive signature of a chain, franchiser, or association - may cover minute business details. Features bundled in a “brand” may include standard plan architecture and facilities, lookalike furnishings and decor, joint purchasing of supplies, a shared system for marketing, booking, billing, fixed bracket rates, and so on.

Various policies that encourage long stays may be set by the brand, chain, or individual property managers. As discussed above, these include discounts available for members or affiliates of organizations, rates and ceilings on the “block”

³Companies that own properties operated under the franchise brands of different “hotel groups” may hire staff experienced in each brand or contract hospitality management companies specialized in particular brands.

of rooms available for the personnel of corporations, government, or the military and “rewards” for repeat or long term stays.

In the brands that clone the architectural and facility details of properties, the question is moot as to whether a property bearing that brand name has a “manager’s apartment” on the premises. All properties operating under the brand either do, or do not have such features as quarters for resident staff, a coin laundry, an indoor or outdoor pool, a large lobby, a restaurant on site, an exercise room, meeting rooms, and many, many more.

“Extras” distinguish one brand from others. Bathrooms in hotels of one brand supply only a mini-bar of soap wrapped in wax paper with the brand logo; bathrooms in another brand array plastic bottles, sealed pouches, and other containers of soap, shampoo, hand creme and conditioner. Depending on brand, units come with or without high-speed Internet connection, for free or for an extra charge and with or without a television and cable and a recliner lounge chair in every guest unit. In order to advertise and meet national expectations, all hotels or motels operating under a given brand cooperate to equip units with coffee makers, serve morning coffee and wrapped pastries near the reception desk, lay out a free breakfast buffet in the lobby, or else don’t. Individual properties do or don’t have an on-site restaurant; units are or are not priced by day or by the number of occupants; children under 12 (or 16 or 18) do or else do not “stay free”. Brand practices, however, may be need to be conditioned by business strategies or adapt to local rules, conditions, and opportunities.

Over 300 brands mark multiple hotels in the United States. Appendix B lists numerous brand names in alphabetical order used by two or more hotels or motels in 2005. Three of the brands listed each operates more than a thousand properties. Appendix B1 highlights brands of extended stay hotels and condotels and brands offer weekly, “Long Term Stay” or similar discounts. Most brands identified as extended stays or as encouraging residential stays by offering standard discounts usually allow franchisees to lease part of their property to organizations and some brands originate national contracts with FEMA, the Red Cross, or the Armed Forces on behalf of all their franchisees.

Problems in pegging a particular hotel as welcoming or discouraging residents by its brand are that franchisers may withdraw brands and property owners or managers may change brand.

Independents

A true “independent” hotel operates without a “brand” identity, under a unique name, and adopts idiosyncratic management practices. About half the hotel and motel properties and majority of single room occupancy hotels, residential hotels, rooming houses, boarding houses, and bed and breakfast inns in the United States are not affiliated with a franchise or exclusive brand. Legacy independent hotels and bed

and breakfast inns have formed consortia to share centralized publicity and booking. The regional consortia that provide hospitality business services to associations of independent hotels or bed and breakfast inns do not rise to level of complexity and detail of services available through franchised or association “brand” channels. Each independent projects an unique – rather than a standardized identity.

Independence by itself does not indicate that a hotel welcomes settlers, sojourners and regulars. Independent hotels are more diverse than branded hotels and range from country’s finest and most expensive resort and urban luxury hotels to down and out motor courts on country roads and urban hovels.

Hotel companies, owners, franchisers, and hospitality managers

Owners ultimately decide policy and any affiliation with a brand. With the exception of brands exclusive to vertically integrated chains which own and directly operate all their properties, brand correlates imperfectly with hotel/motel ownership and management. Companies that own multiple properties may operate them under several brand franchises in the same or different hotel “families” or “groups.”

The “hotel groups” ranked in some industry literature consist of diverse entities. Some are chains; some “groups” are sets of property owners and management and service companies which operate franchises affiliated in a “family” of brands; others are associations of independent owners operating under brands franchised by the association, consortia that buy or supply services to multiple hotels, and other entities. The “hotel group” identified in industry literature as having the largest number of properties and guest units in the United States is a service company that provides a consortium of independent, uniquely named, legacy hotels with centralized representation and services like marketing, booking reservations, and management consultation.

The functions and tasks of property ownership, management, and operation of hotels and motels can be divided among multiple entities. The “property” may be owned by a corporate chain, limited liability or holding company, partnership, or a real estate investment trust (REIT). The property owner may directly operate the hotel business and hire employees, contract a hospitality management company and/or contract a variety of divisible services like advertising, telephone and Internet reservations, group purchase of supplies, and so on. Such services may be bundled in a brand or association franchise contract. A hotel establishment without employees may be a small owner-operated family business but may also be a large establishment or one in a chain of properties managed and entirely operated by contractors’ employees.

More than 9,000 companies own and/or manage hotel and motel properties in the United States including franchises, subsidiaries and parent corporations. Appendix C illustrates companies that own five or more properties and/or at least a thousand units and the brands associated with these property owners. This list includes

examples of vertically integrated chains which own, operate, and directly employ hotel workers and companies that primarily franchise the brands they originated or purchased; hospitality companies that incidentally own some of the hotels they manage; hotel real estate investment trusts, developers and holding companies which hand management off to contractors or related subsidiaries. This list dates to 2005; during its preparation, three major mergers occurred.

Likely hosts

Categories of hotels, motels, and like indoor accommodations most likely to lodge settlers, sojourners, and regulars include:

- older hotels – rural or urban – displaced from the transient trade,
- “extended stay” hotels,
- “all suites” and other brands and independents which offer discount weekly and/or monthly rates to individual patrons and/or negotiate discount rates with organizations;
- predominantly residential or retirement hotels, and
- hotels which sell units, notably select and high end.

Physically displaced hotels tend to cluster in rural areas on highways built before the Interstate system and in certain urban areas. Stylistically displaced hotels include any built 30 or more years ago which have not been recently renovated. (As a rule of thumb, branded hotels remodel and update every five years to remain attractive to transients.) More of the physically and/or stylistically displaced properties are independent “Mom and Pop” operations or “starter hotels” of immigrants entering the business, although several national motel/hotel economy brands also cater to residential stays.

At extended stay hotels, over half and up to 80 per cent of the month-to-month guests would qualify as “resident” applying either Census 2000 rules of residence or those proposed for Census 2010 (Byerly 2006, 2005). Extended stays are predominately located in suburbs, office parks, near airports, or off Interstate exits. While hotels expressly built as “extended stays” after the mid-1990s generally offer complete apartment units, “all suite” properties compete for the same market. The national and regional brands and independents that offer weekly, monthly, or the more-than-one-month “Long Term Stay” rates extend a significant discount off their least expensive regular and corporate rates to attract individual clients.

Those brands and independents that negotiate blanket rates or contract with organizations to lodge their associates are implementing a business strategy which results in hosting people for long stays.

Predominantly residential or retirement (“senior”) hotels lodge people for years who may, or may not, be considered legal “permanent residents” or “tenants” under local

ordinances and who may, or may not, have the option of securing leases on their units. Predominantly residential hotels may, as noted, reserve units for short term guests to avoid regulation; in legal environments where settlers and sojourners cannot achieve legal tenancy hotels may represent residents as transients.

The high end, “full service” or “luxury” hotels most likely to have residents in the units they offer for sale are in major metropolitan areas and in retirement resorts.

Residents may personally pay on a variety of terms, ranging from day to day to multi-year leases or may have their stays paid by a third party (e.g., a corporation). The residents or their benefactor may rent or “own” the unit. These metropolitan hotels include those which have traditionally served as residences for the wealthy and certain brands of newer hotels which cater to this trade, including those that sell guest room and apartment units as “condos” interspersed with units rented for short term stays.

Among the hotels, motels, B&Bs, and room and board houses contacted in this study, in all properties where managers told me someone had ever stayed for six months or more, there was currently at least one person who had been staying at the hotel for years, well settled or on an open-ended sojourn at the time I canvassed the property. In conversations about practices in a particular accommodations, the presence of a resident manager did not have to be probed. In places where people live long-term, the resident manager figured in narratives about co-residents living under the same roof.

Business strategies that make unlikely hosts

Categories of hotels less likely to host residents settlers and sojourners include conference hotels,

hotels at seasonal resort destinations open only part of the year,
and

newly constructed or remodeled hotels at optimal locations
(including some operating under brands which generally have policies favoring long term stays but excluding those built with units for sale).

Hotels, motels, and other commercial and nonprofit accommodations are highly stratified by economic and condition/ stages of cycle characteristics.

Despite these predictors, people find ways to inhabit all types of hotels, motels, and like accommodations. The point is that people settle or sojourn for long periods in some proportion of the units priced across the spectrum – living in situations ranging from the squalid to the splendid -- where most expected and where least expected.

TREATMENT OF ACCOMMODATIONS IN U.S. CENSUSES

1890

Boarding houses (and military forts) were enumerated as “institutions with a head” in the 1890 Census of Population (Census Bureau 1979). The scope of “institutions” and “non-institutional group quarters” treated as census units of population enumeration expanded and has varied in every subsequent Decennial Census of the Population.

1933

In 1933, the Census of Business began covering service trades.

1950

The 17th Census of Population enumerated as separate “dwellings” those units in hotels, lodges, motels, motor courts, tourist courts, rooming houses, lodging houses, tourist homes, and like paid accommodations which had a separate entrance and either were equipped for separate cooking or were a suite of two or more private rooms. People living in such dwellings were enumerated as households. Lodgings without cooking equipment in units or without suites of rooms were considered “other types of living quarters” containing “non-dwelling units” whether found in hotels, large rooming houses, residential club hotels, motels, motor courts, YMCAs, YWCAs, YMHA, YWHAs, or “flop houses.” People boarding or lodging “at least four nights a week” in such places “even if they spend the weekend at home” were considered permanent “residents” and the lodgings were considered “their usual place of residence.”

Groups of at least five residents living in quarters not classified as a dwelling unit, for example, rooms in a house or hotel “with at least five lodgers ...” were enumerated on a form (“schedule”) like that used in dwelling units and were tabulated as “quasi-households.” The population tabulated for 1950 in such “quasi-households” was 5,666,473 (nearly four times larger than the institutionalized population). A “quasi-household” population of 4,050,950 was estimated to have resided in urban areas, 2,045,660 of whom were white males and 1,378,738, white females, most of whom were single or widowed, over age 14, and in the labor force.

Transients –defined as people who did not ordinarily live in the Enumeration District where they were staying in hotels, lodging houses, tourist homes and other places where guests normally pay for quarters -- were enumerated on Individual Census Reports. Transient guests who had no “usual place of residence” were attributed to the Enumeration District where their respective hotels, motels, rooming houses, or other lodgings were located. By contrast, transient guests with no fixed place of work (like traveling salesmen and railway workers), who maintained a “family home” somewhere else were attributed to the Enumeration District where their families lived “even though they sleep most of the time away from their family residence.”

Roomers, lodgers, and boarders staying in “dwelling units” (like houses, apartments, tents, etc.) were enumerated on a household “schedule” as “unrelated” to the resident landlord “head of household,” or a married couple, or resident family, along with live-in domestic employees. Unrelated individuals were aggregated into the universe in households, along with married couples and families. Roomers and boarders in populous commercial and nonprofit lodgings were enumerated and tabulated as a rooming and boarding house population.

1954

The first integrated Economic Census was conducted in 1954. Additional service industries were added in 1967, 1977, and 1987. Mid to late twentieth century economic censuses classified industries, firms/companies, and individual establishments using definitions of the Standard Industrial Code (SIC) and expressed hierarchies of main industries and their subcategories with numeric codes from one (most inclusive) to six digits (most detailed). Hotels, motels, organization membership hotels and clubs, and rooming and boarding houses were classified in the “Accommodations” industry. Predominantly residential hotels were classified in the Real Estate Industry.

1960

People residing in living quarters with a kitchen or cooking equipment were once again enumerated as households. The 1960 Census of Population tabulated the population living in “rooming and boarding houses” (without cooking equipment) in the universe of “institutions and other group quarters.” In 1960, the population tabulated in rooming and boarding houses constituted 12.8 per cent of males enumerated in all types of institutional and non-institutional “group quarters” and 13.1 per cent of the 1960 females.

1970

1970 T-Night

In the 1970 Decennial Census, large hotels, motels and other lodgings with 50 or more rooms were enumerated on T-Night. Employees of the accommodations distributed one envelope containing two blank Individual Census Reports (ICRs) and an envelope addressed to the local Census office to the units occupied March 31st, 1970. Respondents either mailed in completed forms themselves or left at the reception desk. Hotel staff destroyed unused envelopes on April 1st.

1970 M-Night

In the M-Night operation on April 6, 1970, Census takers dropped off ICRs at missions, “flop houses” and “similar accommodations (priced) at \$2.00 or less a night” -- as well as at jails, detention centers, bus depots, railroad stations, and other such places where people stay. Managers of these sites distributed forms and left some out for newcomers registering for the night; enumerators returned to pick up completed forms the next day.

Accommodations with fewer than 50 rooms renting for more than \$2 /night were included in the case load of the Enumeration District where each was located. Although some residences that did not meet the 1970 definition of "housing units" (ibid.:15-3) fell into the residual class of "group quarters," some were enumerated on household forms with designated authority entered as the "head of household" (ibid.: 15-5). An example used in census manuals noted that the "landlady" of a rooming or boarding establishment should be listed as the "head of household" and residents' relationship to her described by checking the "roomer/ boarder/ lodger" category printed on the form.

"Special places" designated for "special methods" were separately listed before enumeration. The list of 1970 Census special places included hotels, motels, and large rooming or boarding houses, college dormitories, military bases, institutions such as hospitals, jails, and psychiatric facilities where populations were enumerated on ICRs, but also Indian reservations and other places singled out for other special methods (Bureau of Census 1976:5 - 28-29).

Forms for enumerating "households" were designed for "living quarters" that qualified as "housing" and included questions about physical aspects of the residential units--whether kitchen facilities were complete (sink with piped water, range or cook stove, and refrigerator, Q H3) and in the same building, whether entryway access was direct from the outside or a hall (Q H2), and other items. Questions on these "housing items" were absent on the Individual Census Forms (ICRs) used to enumerate residents of living quarters classified as group quarters. The ICR form had a space where transients staying temporarily could state the address of their "usual residence"; ICR forms with this blank filled were to be forwarded to the appropriate Enumeration District.

Beginning in the 1970 Census of Population, the definition of the "college quarters" (or "college dormitory") as a "group quarters" unit of population enumeration was expanded to include residential fraternity and sorority houses.

1972

In 1972, the Census Bureau conducted the first Census of Services and the first "Survey of Minority-Owned Business Enterprises" was conducted as a supplement of the 1972 Economic Census. The Census of Services covered Accommodations in greater detail than had Business Censuses between 1933 and 1967.

Also in 1972, a major revision of the Standard Industrial Classification (SIC) was published. Classes of industries and occupations in the 1970 Decennial and 1972 Economic Censuses were modeled on the 1967 SIC. The 1972 SIC revision was fully implemented in the second Census of Services in 1977 and other economic censuses of that year. More nonprofit entities were classified. Nonprofit lodging establishments including residential fraternity and sorority houses were classified as organization or membership hotels in the national Standard Industry Classification

(SIC) and international (I-SIC) systems. Locally, as discussed above, fraternities and sorority houses are often licensed as “boarding houses” or “room and board houses” or as private “hotels.”

1980

An instruction at the top of the 1980 Census forms mailed to and administered in housing units instructed respondents to include "lodgers or boarders" living in their households. Non-relatives paying to live in housing units would continue as a household “relationship category” in the next two censuses. This change coincided with a period when rooming houses were being demolished throughout the country and “roomers,” “boarders,” and other “tenants or subtenants” dispersed into private households.

More private accommodations were considered “college dormitories” group quarters (as in the Census immediately before and two after). Privately-owned off campus rooming and boarding were considered “college dorms” in the 1980 Census “if reserved exclusively for occupancy by college-level students” and “if there are 10 or more unrelated students or nine or more unrelated to the resident in charge.”

(In the 1990 Census, this proviso changed to “10 or more unrelated persons.”)

Other “rooming houses” and “transient quarters (outdoor accommodations like camp grounds)” fell into the 1980 universe of “non-institutional” group quarters.

Hotels, motels, and rooming and boarding houses “with nine or more residents not related to the householder” were listed as “Special Places” in advance of 1980 census enumerations.

1980 “T-Night”

The 1980 T-Night targeted hotels, motels, YMCAs, YWCAs, and other accommodations charging more than \$4 per night. Individual census reports (“ICRs”) forms were primarily distributed by cooperating hotel/motel/Y staff, completed by respondents, and mailed back in envelopes provided. T-Night respondents who reported no (other) fixed addresses were included in the population of the areas of their accommodations’ addresses. As in 1970, ICRs returns stating a home address were supposed to be forwarded to the district Field office covering that address for checking. People enumerated in rooming and boarding houses, in the T Night “hotels, motels, and Y’s charging more than \$4 a night, and (all) residential clubs” where a “small number of persons were temporarily residing ...at the time of enumeration who had no permanent residence elsewhere” were tabulated together: a population of 176,257.

1980 “M-Night”

A tabulated population of 50,794 in “low-cost transient quarters” was largely collected in the 1980 “M-Night”: a personal visit enumeration sweep conducted April

8-9, 1980. "M-Night" accommodations were identified as ..." flop houses, hotels, motels, and similar habitations with accommodations renting for \$4 per night or less" and, as in 1970, other places including missions, local jails, all night movie theaters, bus depots, train stations and similar venues "known to have persons staying overnight who had no usual residence elsewhere (URE)" (Census 1984: pages A-3 to-A-7, 58a and page 808, Table 43).

The 1980 list of "special places" with "group quarters" grew in April and May 1980 when Field staff personally visited addresses mailed forms from which no returns had been received. Enumerators who discovered institutions or group quarters at these addresses (rather than household "living quarters" where people "prepared and ate food together"), registered identifications and delivered each a form letter (D-22) explaining how census information would be gathered at the facility. Ascription of the "type" of institutions and group quarters discovered by thousands of Field workers may explain the jump up to 23.5 per cent (from 3.3 per cent in 1970) in the imputation of group quarters type. Many institutional and non-institutional group quarters were enumerated by "mop up" consolidated crews after the "follow up" operation in housing units was concluded.

Recommendations for improving "T-Night" and "M-Night" suggested :

Bureau headquarters and/or the (Regional Offices) should engage in organized operations to contact national and regional hotel/motel chains, YMCAs, YWCAs, recreational campgrounds and other sources of listings for T-Night places.

The cooperation of the operators of T-Night places (hotels, motels, and the like) is a very important dimension in the overall success. Contacts were more operational than outreach in nature..... More emphasis should be placed upon an outreach ...
(Census Bureau 1984a page 35-36, 4.1.e, 4.1g).

A Census Bureau committee also recommended considering inflation in the cost of lodgings and local price structures in setting "cut off" dollar amounts to distinguish between "T-Night" and "M-Night" places (ibid., page 33 3.1u).

1988

In the 1988 Dress Rehearsal Census for the 1990 Decennial Census, differential application of the criteria "ten or more unrelated persons" cast some accommodations into the household universe and others into the universe of Group Quarters. Commercial and nonprofit lodgings including rooming houses and workers' dormitories were among places enumerated and tabulated as "non-institutional group quarters" if the establishment had "ten or more unrelated persons" but as housing units and households if the address had fewer than ten co-residents. Among the types of accommodations which were classified as "group quarters" regardless of the number of residents were "flop houses" and "college

student dormitories." It was either not clear what a "flop house" was or else these were absent in the 1988 Dress Rehearsal sites, displaced by public and charity overnight homeless shelters.

The 1988 Dress Rehearsal Post Enumeration Survey (PES), conducted weeks after and overlapping the last of follow-up enumeration, included "non-institutional group quarters" like ... "flop houses" and college quarters. Prior to this experiment, the PES regarded "rooming houses" --and marina and camp outdoor accommodations establishments --as "no different than the household population"...except "within unit coverage cannot be assumed to be low" and the proportion of movers might be "high." After this experiment, the PES excluded the population in units classified as group quarters from the 1990 PES coverage measurement on the grounds it was too "mobile" to reconstruct or to verify in a survey conducted well after the "Census Day" reference date and census enumeration.

1990

For the 1990 Census of Population, rooming and boarding houses were screened for the presence of "10 or more unrelated persons" necessary to class these places as "group quarters" rather than as households in housing units. The group quarters universe was expanded by adding a variety of specified and unspecified (other) types of places to be treated as group quarters if "10 or more unrelated" co-residents were found upon enumeration. Application of the rule of 10 added some business locales to the universe of "housing" units. Census processing collapsed the population enumerated in those rooming and boarding houses which did meet the criteria of 10 or more unrelated residents into the more global tabulation category of "other non-institutional group quarters population." For the first time in a hundred years, the population in rooming and boarding accommodations was neither broken out nor reported in any published tabulations.

The 1990 definition of "emergency shelters for homeless persons (with sleeping facilities)" included hotels/motels, and 'flop houses' charging \$12 a night or less (excluding taxes) per unit per night;...hotels and motels used entirely for homeless persons regardless of the nightly rate charged; rooms in hotels and motels used partially for the homeless where people who stayed the night of March 20th. On that night, the national sweep enumeration known as "S Night" was conducted. In 1990, public social services were preferentially placing homeless families with children in commercial so-called "welfare hotels," paying "market rates" for hotel rooms with substandard conditions.

The Census Bureau made a systematic effort to identify and list units in residential hotels (including SRO hotels) as "housing units" and enumerate these via the mail out distribution method in the "household" universe. Less attention was paid to the majority of hotels and motels which were neither used as "shelters" nor primarily residential.

Ethnographic evaluations of coverage in the 1990 Census provided insights into the treatment of motels and rooming houses and people living in them. Ethnographers independently listed living quarters and enumerated households; their alternative enumerations were compared to Census results. In Oregon, Spanish-speaking households of recent immigrant farm workers had spontaneously converted a rural motel into Single Room Occupancy residences, bringing in their own cooking equipment (Montoya 1992). In California and New York cities and suburbs, low income residents were discovered crowded in Single Room Occupancy rooming house units carved out of former single family homes and former apartment buildings (Mahler 1993; Romero 1992; Velasco 1992).

1992

The 1992 Economic Census classified and tabulated 48,619 “firms” subject to federal income tax separately from nonprofits operating “hotels, rooming houses, camps, and other lodging places” in the SIC 70* Accommodations Industry. Hotels and motels (SIC 7011) were distinguished from “other lodging places” (SIC 702*, 703*) and from (nonprofit) “organization hotels and lodging houses on a membership basis” (exclusively accommodating members, SIC 704*). Breakouts tabulated hotels, including casino hotels, separately from motels, and within the hotel category, hotels with 25 or more guestrooms and hotels with fewer than 25. Motels were distinguished from “tourist courts and motor hotels.” A total of 1,993 membership hotels exempt from federal income tax were reported. In the 1992 Economic Census geographical area tabulations and in comparisons between 1992 and 1987 Economic Census data, tax-exempt membership hotel and lodging establishments were combined with tax exempt camps (SIC 7032).

Residential hotels remained a category of residential rental real estate, unmarked and unrecognizable in resulting statistics.

1990s

During the 1990s, the North American Industrial Classification System (NAICS) was developed and adopted by the United States, Canada and Mexico. The 1997 Economic Census assigned codes to “bridge” between the old SIC and the new NAICS systematics.

The Census Bureau’s economic directorate undertook more sophisticated ongoing processing of administrative records which businesses filed with various federal agencies. Information was processed from records reporting employees’ wages with deposits of earnings withholdings and reporting income subject to federal taxes. Automated processing of routine administrative records permitted the collection of aggregate business statistical data without burdening respondents.

Establishments and companies that pay taxes and forward employees’ withholdings produce administrative records more frequently than non-profit establishments,

businesses without employees, and other concerns that file taxes once a year. Because information on employers was more copious and updated more often, hotel establishments, separate statistics were produced for employers and for non-employers. In the Accommodations industries, establishments with employees tend to be the larger hotels and chains and non-employers the just as numerous family run independents.

In 1995, Population Division classified hotel/motels “charging \$12 or less a night (excluding taxes), and those used entirely for persons without a usual home, and hotels and motels used partially for persons without a usual home” as “shelters for the homeless with sleeping facilities” (“group quarters” type 701). This “shelter” category further included “hotels and motels used entirely for homeless persons, hotels or motels used partially for the homeless,” “flop houses,” Salvation Army shelters, and “similar places known to have persons with no usual home elsewhere who stay.”

“SROs” entered the Decennial Census vocabulary. A series of studies published between 1984 and 1994 documented loss in the national stock of affordable “SRO” units in hotels and residential buildings and identified the loss of low rent SRO housing as one reason for the increased number people without homes in American cities. The Census Bureau added “SROs” to the “Hotel/motel...” class of “Special Places” – without distinguishing between SRO hotels and SRO residential buildings.

Prior to Census 2000, around 43,000 hotels, motels, bread and breakfast inns, and similar lodgings were listed as “Hotel/motel/SRO” type “Special Places.” The inventory of commercial lodgings was largely copied from the directory of one national hotel association. “Special Places” identified as “Hotel/Motel/Single Room Occupancy (SRO)” were screened by telephone and personal visit interviews for the presence of managers’ apartments and other criteria. The 1996 (pilot) Facility Questionnaire asked

if their lowest regular night rate, excluding taxes, was \$12 or less;
if they were a single room occupancy “SRO” and
if they were associated with a “..shelter, soup kitchen or outreach program for homeless people.”

In 1996, the national average rate for a hotel or motel guest room was \$70.93 and by 2000, it was \$85.89 (AH&LA 2000, 2001). The 1990 Census mark of \$12 per night per room was less than half the average unit day rate in the nation’s least expensive limited service hotels, motels, and motor courts in rural poverty areas. An industry survey estimated only three per cent of the nation’s entire stock of hotel or motel guest rooms were available in 2000 for \$30 or less per night per room (AH&LA 2001; see Table 3, below). In 2000, \$12 was lower than the average rate of \$15/night charged for a camping or trailer hook/up site in outdoor commercial camp grounds and equal to about one sixth of the average room day rate charged by bed and breakfast inns and full service hotels. The cut off figure was calculated “per room

per night” rather than per person/per night. If three people, for example, shared the cost of renting a \$25/night hotel room, the cost per night per person would be lower than the cutoff.

Slightly reworded questions were applied in the 1998 Dress Rehearsal version and the national telephone and personal visit “Facility Questionnaire” operations implemented to screen “Special Places,” list group quarters and housing units in Special Places, and assign type codes prior to Census 2000. The Special Place Facility Questionnaire (Form D-351 of the United States Census 2000) asked in facilities identified as hotels, motels, and “single room occupancy (SRO)” “Do you have units where staff or guests live permanently?” If the response was affirmative, then field workers asked the name and address or a description of the physical location of these units.

Treatment of units in condotels

Census Bureau classifications and instructions about housing ownership have highlighted condominiums for decades. This may be why units in some resort condo hotels in one area independently canvassed for this research were found listed as housing units and enumerated in Census 2000 as vacant “vacation” (or “second”) homes. In the seasonal resort area examined, 17 of the total of 474 hotel, motel, B&B, and rooming house business properties were condo hotels (“condotels”). On the Census Bureau’s Master Address File (MAF), in nine of these 17 condotels, between eight and 213 housing units were listed. One condo hotel was listed as a “special place” containing no housing units; in one other, only the manager’s apartment was listed, and the remaining three were not found listed (1998 SRD internal INSA MAF extract files).

The units listed as “housing” in these resort condo hotels did not correspond with their various layouts: some are apartments with full kitchens and private baths; others are typical hotel guest rooms or suites with private baths with “kitchen” furnishings limited to portable, plug-in equipment like mini-fridges and microwaves.

Along this stretch of the ocean coast, units, facilities, services, furnishings, ownership arrangements, sublet management, and style distinguish condo hotels from vacation condo apartment buildings. The units in condo hotels are rooms or suites with private baths; even “studio” apartments are rare. Condo hotels have more and a greater variety of attractions on the premises, including like pools, fitness centers, parking garages, beach side bars, restaurants, and night clubs than do the vacation condo apartment buildings. Condo hotels provide uniform housekeeping and linen services to units regardless of the occupants’ status as owner, sub-letter, or temporary hotel guest. Condo hotels furnish units with standard furniture, fixings, and appliances; retain ownership of the majority of units, and directly manage renting condo units to non-owners. Guests reserving and renting units in one of these condo hotels, which are among the few hotels open year round at this beach resort, deal exclusively with the hotel management.

Units in vacation condominium buildings are uniformly complete apartments, mainly with multiple bedrooms. The condo apartment buildings have limited facilities and services. Unit owners or their agents furnish sheets and towels; if housekeeping is available at all, it is through a service which charges the owners or their agents extra. Owners furnish their own condos and arrange sublets either individually, through their building's condominium association, and most commonly, through real estate brokers.

2000 Decennial Census

The Census 2000 of Population listed and enumerated "manager's apartments" and "permanent residences" in some hotels, motels, and SRO "Special Places" as housing units. Previously listed units found unoccupied were deleted. Other hotels, motels, SROs, nonprofit hotels, and rooming or boarding houses were selectively classified as "Group Quarters". The final (Fall 2000) component of the Decennial frame included 1,565 listings classified as hotel/motel/SRO "Special Places" (SP code 11) associated with at least one enumerated group quarters unit. In addition, listings with the term "hotel" or "motel" in the name field appeared among the 1,525 listings classified as "Other Special Places" (SP code 12), the 11,398 shelter and service sites, and Special Places coded as college dorms.

In the 2000 Census, units in various functioning and former hotels were alternatively listed as "housing" and as "group quarters". All units in some residential hotels and accommodations with a mix of permanent residents and transient guests were listed as housing while other, similar establishments were classified as some type of group quarters. Buildings formerly operated as hotels which non-profit organizations had remodeled into supportive, permanent, or transitional housing were alternatively listed as housing, unit by unit, or as group quarters. Equivalent residential arrangements, hotel units and properties were treated differently.

As a result, residents of functioning hotels and motels which Field Representatives listed as housing, unit by unit, were tabulated in the population in households, while residents of SRO housing that Field Representatives listed as "group quarters" were enumerated and tabulated in the GQ universe, and the living quarters they leased were never listed. In particular, residents of permanent housing buildings converted from former commercial or association hotels and operated by non-profit organizations that happened to offer single room occupancy units or happened to have the term "SRO" in their names were swept into the GQ category.

How Decennial census workers classified the hotels, motels, boarding houses, YMCAs, YWCAs, SRO hotels (and SRO housing converted from hotels) listed as "group quarters" in some cases influenced which occupants were enumerated. In some commercial hotels and motels classified on 2000 Decennial lists as emergency shelters, self-paying residents were collectively enumerated together with homeless guests enjoying third-party stays, while in such establishments, people paying for themselves (even if from the proceeds of public assistance) were ignored,

stereotyped as “transients” and only people temporarily placed by a government or service agency or paying with government or charitable vouchers issued to the homeless were enumerated.

Lobo (2001) independently evaluated census coverage of highly mobile, literally homeless “street” people whom she enlisted as research participant-subjects. They chronicled every place they slept between March and June 2000 and which soup kitchens and other services they used. Some rented rooms in downtown “skid row” hotels or in motels at the edge of the city for a few days when they had money. At other times, they slept in automobiles parked on the street, camped in public spaces, or rode transit cars all night. The subjects traced were not found enumerated in any of the commercial accommodations they frequented. The motels at the edge of town were not listed or enumerated at all. The particular “skid row” hotels where the subjects sometimes stayed were listed as “group quarters” and, despite their popularity with regulars cycling between cheap rooms and the street, only a handful of people (2, or 3) were enumerated in each. Lobo recognized the individuals enumerated in the hotels were “officially homeless” people, temporarily placed by a city agency that directly paid their bill. Several circumstances may have contributed to the non-enumeration of skid row hotel regulars.

In 2000 and later, several commercial SRO hotels in the “skid row” district were evicting occupants every 21 to 28 days to prevent them from achieving rights as “residents” or “tenants” under local rent ordinances. Counting only the officially homeless placed by third parties could be attributed to the Decennial’s narrow focus on homeless placed in hotels or to hotel gatekeepers interested in denying that other occupants could be considered “residents” even though they lived nowhere else indoors.

The units of some “side of the road” court motels like the “Star” canvassed as predominantly occupied by permanent residents were listed and enumerated as “apartments” in Census 2000 while other, similar motels on the same highways were classified as “shelters” thus inflating the count of the “homeless” with motel residents paying their own way. In debriefings after Census 2000, Field staff formally stated their opinion that a Western style of motels called “six packs” were full of residents and should have been listed and enumerated. Six packs were not listed or enumerated, apparently due to a decision that they neither fit definitions for the “housing” nor of any “group quarters” units of enumeration (Bureau of Census, Field 2000a&b).

In some census offices, commercial motels specialized in hosting migrant farm workers were listed and enumerated as group quarters “dormitories on farms” glossing their function as commercial farm worker seasonal housing into the closest available classification. In other districts, farm worker motels were not enumerated or only the resident manager’s apartments were enumerated.

In some districts, permanent residents of single room occupancy housing in which everyone had a lease and of residential YMCAs dedicated to retired senior citizens were enumerated in the “group quarters population” along with European tourists stopping at hostels with a two-week limit on guest stays. Several hotels and motels serving as student housing were classified as “college dormitory” group quarters. In one southeast city, some of the private commercial “room and boarding houses” (legally registered as such) located off the campuses of the multiple colleges and universities from where they drew boarders were classified as “room and boarding houses” while others were classified as college dorms. Students enumerated in private boarding houses classified as “college dorms” were tabulated in the population in college quarters while students in boarding houses classified as “other group quarters” were tabulated in the population in that category.

Contemporary editions of the Business Register frame used in the Census Bureau’s Economic Directorate listed tens of thousands more commercial accommodations and hotel and motel establishments than were ever inventoried as “special places” or included on any editions of the 2000 Census Decennial component frame of special places and group quarters. As of the Fall of 2000, the Business Register listed 107,058 establishments classified by **70* bridge SIC** Accommodation Industry codes. This count included employers and non-employers, single unit establishments and enterprises with multiple locations, but excluded indoor lodgings for hire operated by public, local, state, or federal government agencies or by the military.

A total of 89,288 accommodations establishments listed with full and different addresses on the Business Register in September 2000 were classified as hotels, motels, or bed and breakfast inns (7011* 0-9). Of the 2,868 “membership hotels” (7041*) listed, most were sororities, fraternities or residential YMCAs and YWCAs; a sprinkling were clubs with guest rooms or nonprofit hotels.

2002 Economic Census

NAICS classification was fully implemented in the 2002 Census. Answers to the 2002 Economic Census, updates routinely processed from administrative records, and changes in classification (from bridge SIC to NAICS codes) subsequently added, changed, or removed establishments listed on the Business Register.

After the 2002 Census of Services, 130,719 establishments were classified as commercial accommodations. This total

- excludes “residential” or “retirement” hotels establishments classified in the real estate industry as lessors of rental residential real estate,
- excludes establishments which only own real estate interests in hotel and motel property, like real estate investment trusts (REITS) and holding companies, and
- excludes, as in earlier economic censuses, accommodations operated by any

level or agency of governments or by the military.

Summary counts from the 2002 Economic Census reported on 60,870 establishments with payrolls classified in the (NAICS **721**) Accommodations Industry in the United States. (See 2002 Accommodation and Food Services-Industry Series, Accommodations, Summary Statistics for the United States: Table 1, Line 1, page 1.) An establishments with a payroll directly employs staff and may be an owner-operator's single unit establishment or one of multiple establishments operated by an accommodations enterprise like a chain, franchise brand, or hospitality management firm. Among the 60,870 accommodations establishments with payroll, 57,715 produce income by renting guest rooms or "similar units" including indoor suites, apartments, bed space and outdoor camp ground or recreational vehicle parking sites.

The 50,877 establishments with employees offering indoor accommodations reported include

46,163 hotels, motels
3,537 bed and breakfast inns
and
2,659 rooming and boarding houses.

(Also reported were 4,157 recreational vehicle park and camp grounds other than recreational camps, cf. 2002 Accommodations, Table 3, Production Lines by Kind of Business for the United States, line 2 - product code 20010, page 3).

The 2002 Economic Census reported there were more accommodation establishments without employees: 52,019 hotels, motels, B&Bs and akin indoor accommodations, and, in addition, 10,994 additional rooming houses and boarding houses. (Plus, 6,886 more recreational vehicle parks, campgrounds, and other outdoor establishments operated without employees). Counts from the 1997 and 2002 Economic Censuses and results of the annual estimates of the more elusive accommodations without employees are noted in the Table 1, below:

Table 1 :
Number of hotel, motel, and like lodging establishments, 1997-2002,
United States

YEAR	Employers			Non-employers			
	1997	1997	2002	1997	2000	2001	2002
	Pay federal taxes						
Total Accommodation Establishments in the category	No Data	58,162	60,870	No data	No data	No data	52,019
Travelers' Accommodations	78,235	47,079	50,877	31,156	33,246	33,391	34,189
Hotels & motels (except casino hotels)		43,188	46,163	ND	ND	ND	ND
Casino hotels		257	283				
Bed & breakfast inns		2,898	3,537				
Rooming & boarding houses	12,928	3,485	2,659	9,443	11,059	11,716	10,944

(Sources for Table 1 :1997 Economic Census Non-employer Statistics, United States <http://www.census.gov/epcd/nonemployer/1997/us/US000.HTM>; 1997 Non-employer Statistics, Accommodation and food Services, United States http://www.census.gov/epcd/nonemployer/1997/us/US000_72.HTM; 2002 Economic Census Non-employer Statistics, Accommodation and food services, United States http://www.census.gov/epcd/nonemployer/2002/us/US000_72.HTM; Accommodations 2002 Industry Series EC 02-721-01 (September 2004) <http://www.census.gov/prod/ec02/ec0272i01t.pdf>)

Industry sources estimated that in 2005, about 99 thousand properties were operating as commercial hotels and motels in the United States (Hotel and Motel Management, Hotelmotel.com 2005; Smith Travel 2005). This figure excludes bed and breakfasts, room and board houses, and non-profit, private club and association accommodations. (It also excludes independents which do not affiliate with industry associations.)

An abiding issue surrounding the “establishment” as a statistical unit is that more than one enterprise, firm, company, or other business may claim to operate “an establishment” in the same physical property. Ownership, management, operations, and support activities are highly divisible in the accommodations industry. If a hotel is owned by one company, managed as a brand franchise by another, operated day-to-day by a hospitality firm, and contracts other companies for support activities, several companies may legitimately claim the same hotel as one place they do business and as one establishment in their respective multi-unit enterprises. In publicity and self-representations, partnerships and chains that “independently own and operate” hotels and motels, brand franchisers, hospitality management and service companies, and marketing representatives often do overlap in listing the same “property” as one of their business sites.

Enterprise concentration patterns

The 2002 Census of Services reported a high degree of concentration in the hotel and motel segment. Among hotels and motels with employees (excluding casino hotels), the multiple business locations of the four largest enterprises combined comprised 22 per cent of all establishments so classified in this census and the tier of the four second-largest enterprises accounted for only 6.3 per cent. The 50 largest companies operated 49.4 per cent of non-casino hotel and motel establishments with employees. Among casino hotels with employees, the concentration was greater: the four largest firms accounted for 43.8 per cent of the casino hotel established as of 2002 (Bureau of Census 2004b). Enterprise and ownership concentration of casino hotels subsequently increased. During 2005, two sets of large casino hotel companies merged their respective multiple establishments and brands into single enterprises; the four largest became the two largest.

In contrast, rooming and boarding houses and bed and breakfast inn are remarkably unconcentrated. The four largest rooming and boarding house firms (measured by employees and receipts) each operated a single establishment. Together, the 50 largest rooming and boarding house firms in the United States accounted for 21.3 per cent of the rooming and boarding establishments with employees reported. The 50 largest companies operating Bed and Breakfast Inns with employees together operated only 12.6 per cent of the B&B establishments enumerated in the 2002 Economic Census (Bureau of Census 2004b).

2004/2006 Decennial Test Censuses

In test censuses of small areas conducted in 2004 and repeated in 2006, hotels, motels, inns, resorts, lodges and bed and breakfasts were once again treated as Special Places potentially containing Group Quarters. In such places, Field Representatives once again screened for properties used as homeless shelters to list and treat as a type of "Group Quarters" and for manager's apartments to list and treat as housing units.

The 2004 Other Living Quarters Validation Questionnaire [DB-351(GQV)] was applied to ask:

- Q 7.3 "How many rooms do you have?"
(Enter number...)
- Q 7.4 "How many rooms are occupied by people who live or stay here most of the time? This includes people who have no other usual residence."
(Enter number....)
- Q 7.5 "Is there a room or apartment here where the manager/owner usually stays or lives?"
(If yes, ..check list of housing units for each or add each housing unit)
- Q 7.6 "Does this place or part of this place provide shelter for people experiencing homelessness?"
(If yes, mark as a "Shelter" GQ Type 701 and continue...collect

address, telephone, maximum number of people experiencing homelessness who can live or stay, geocodes, etc.)

These questions build in the assumption that units are “rooms”— an assumption outdated by the present stock of more than five million complete studio and bedroom apartment units in hotels and motels. Although asking about people who “live or stay most of the time” improves upon screening questions used in earlier Decennials that inquired about “permanent” residents, the term “rooms” could confuse contacts, especially in businesses intent on attracting long term stays with studio and bedroom apartment and “all suites” units. The term “apartment” appears in the question intended to screen for units where managers –rather than clients– live.

TREATMENT OF HOTELS, MOTELS, AND THE LIKE IN FEDERAL GOVERNMENT SURVEYS

Surveys conducted by the Census Bureau

The Census Bureau conducts an annual survey of services, covering the accommodations industry. Based on SIC categories, 1994 - 1998, results have been organized in NAICS categories after 1999 and through the present.

A "Survey of Minority and Women-Owned Business Enterprises," first conducted in 1969, has been integrated in the Economic Census since 1972. Characteristics of owners by type of industry and establishments are tabulated. Results from the 1997 iteration reported that East Indians⁴ owned more hotel and motel establishments in the United States than other minority groups; see Table 2, below.

Table 2:

Number of hotel, motel, rooming houses and other lodging establishments operated by business controlled by members of minority groups in 1997 and the per cent in 2002 of the minority businesses among all accommodations businesses, United States

	1997	2002	
	Taxed	With Employees	Per cent
MINORITY OWNED	18,539	11,318	
ASIAN			5.9%
by Asian Indians *4	11,390	7,924	
by Chinese	1,306	884	
by Hispanics	1,795	571	3.9%
by African Americans	1,222	236	1.6%
by American Indians or Native Alaskans	589	249	0.5%
by Native Hawaiians and Pacific Islanders	589	249	0.1%

(Sources for Table: 1997 Minority Business Owners; 2002 Survey of Business Owners advance report, Census Bureau)

New York City sponsors a "Housing and Vacancy Survey" conducted by the Census Bureau which include "SRO" units, defined by the city as lacking bathrooms or kitchens or both. Data from this survey is widely used by city planners and by housing analysts. (See Blackburn 1986; Schill and Scafidi 1997, among others.) The 2002 survey iteration estimated 6,777 housing units in New York City were used for single room occupancy and 15,924 had been converted into rooming houses.

The Bureau conducts a triennial "Housing and Vacancy Survey". Prior to 1978, the Housing and Vacancy Survey excluded "SRO-type" and "Single Room Occupancy" rooming houses and hotels where at least 25 percent of units were used for transient occupancy.

Commercial accommodations and living quarters classified as "housing units" in "special places" including hotels and motels have been included in the sample of a number of demographic surveys the Census Bureau collects for other agencies.

The principal respondents for the one-time "National Survey of Homeless Assistance Providers and Clients" conducted by the Census Bureau in 1996 were nonprofit providers of services in any way linked to funding or programs designed to benefit the homeless. In the arena of shelter and housing, although a few providers which operate nonprofit Section 8 hotels were included, operators of shelters and supportive or "transitional" housing were over represented; operators of commercial hotels contracting to house the homeless were not considered "providers".

Other government surveys

For the last 13 years, the annual "National Housing Survey" sponsored by Fannie Mae Foundation has focused on Americans' attitudes toward home ownership. Iterations conducted between 1974 and 1981 surveyed residences in "atypical housing", including hotels, rooming houses, "one room apartments" (possibly overlapping with "single room occupancy" or "compact" units) and "mobile homes." Results between 1974 and 1981 charted a decline in the number of people of advanced age living in hotels and rooming houses and an increase in the number and proportion of the total U.S. population living in "one-room apartments" and mobile homes. In 1981, the national average monthly cost for 1.4 rooms (a bedroom and bathroom) in rooming houses was \$138 and \$180 in transient hotels.

Industry surveys

American Hotel and Lodging Association (AH&LA) publishes an annual profile of the lodging industry (AH&LA 2004, 2003, 2002, 2001, and see 2000). AH&LA is a dual membership association of partnered state and city lodging associations. The association claims to represent 10,000 "property members" who control 1.4 million guest rooms. These profiles characterize the number or per cent of properties surveyed by location (quoted above in the section on locations), price, and other features. Figures on the hotel and motel properties and guest units in the United States surveyed priced under \$30/day in the period 2000-2003 are summarized in Table 3, below:

Table 3:
Per cent of hotel and motel properties and guest units surveyed priced under \$30/night, 2000-2003, United States

As of end of year:	Properties surveyed with guest units under \$30/night							
	2000 Number	Per Cent	2001 Number	Per Cent	2002 Number	Per Cent	2003 Number	Per Cent
Hotel and motel Properties	53,500	nd	*41,393	4.1%	*47,040	2.0%	*47,584	1.7%
Guest units	4.1 million	13.8%	4.2 million	2.3%	4,397,534	1.4%	4,415,696	1.1%
Average day rate	\$85.89		\$88.27		\$83.54		\$82.52	
Average occupancy	63.7%		nd		59.1%		61.1%	

* with 15 guest units or more

Sources for Table 3: American Hotel and Lodging Association, annual industry profiles, 2001-2003 (2002, 2003, 2004).

Since 2001, this association's annual profiles have summarized information on the 47 thousand hotels with 15 or more rooms enrolled in Smith Travel Service's continuously updated proprietary "US Lodging Census Database." Entries contain the name, address, contact information, date of construction, date of last renovation, room count, chain affiliation, amenities, and census tract, among other characteristics for each property listed. Hotels are classified as "luxury, upper

upscale, upscale, mid-scale with food and beverage, mid-scale without food and beverage, economy chains, or as upper, middle, and lower tier independents.” The entire data base is available for purchase as are breakdowns by state, county, census tracts, or geographical "markets" areas.

Smith Travel Service also collects monthly surveys from hotels voluntarily participating in the firm's Accommodation Reports (STAR) program, returning aggregate statistics to participants. As of late 2005, about 22,000 hotels were participating. Many industry analysts rely on the lodging data base or the STAR volunteer sample, although hotels with 14 or fewer guest units are not excluded by definition and less than half the hotels and motels in the United States are enrolled. For example, based on this travel service's data, Ernst and Young (2005) calculated the supply of hotel/motel properties grew at the rate of three to four per cent a year between 1997 and 2000, dropped to 1.34 per cent in 2003, one percent in 2004. They projected growth in 2005 around 0.7 per cent. Though growth of whole hotel properties may be leveling, the "new" hotel/motels opening in the first five years of the 21st century tended to have more units with more "complete" facilities. Properties newly constructed or remodeled from existing hotels or other structures brought the number of units in hotels and motels with 15 or more up over 4 ½ million. Prospectively, between 125,000 - 200,000 "new" units may be built every year. Given industry's perspective that remodeled properties count as "new" this does not imply that a net million more units will be added by 2010 as some existing units will be recycled and some will disappear. The physical plants of hotels and motels decline; businesses which depend on attracting a stream of customers believe hotels must be constantly upgraded and remodeled. As noted in the section on Conversions, many older "displaced" properties are formally or informally turned into some other class of real estate or are demolished. Industry sources do not track the attrition of hotel/motel properties, nor the loss of hotel/motel rooms. Except in areas of natural disaster, unit loss disproportionately occurs among the smaller, older, independent and "displaced" properties – the "low end" where people are more likely to reside, sojourn long term, and cycle through.

BizStay.com is the on-line presence of a company which contracts with federal government agencies to place staff relocated, detailed long term. or on "business" travel. Their web site shares information monitoring "extended stay" hotels (With studio and bedroom apartment units), "all suites," and apartment hotels, "long term motels," and short term housing rentals. The company routinely surveys and updates the characteristics and the "deals" offered by brands and properties which encourage long term stays and posts on line which offer discounted weekly, monthly, government, military, corporate, and membership association rates, which serve meals, which offer full kitchens, and so on. Its 18,000 listings of individual properties (not all in the United States) are searchable and available free on line. BizStay has begun surveying twice a year in June and December the rates and features by brand and region of a sample of more than fifteen hundred extended stay hotels.

Hotel and Motel Management, an industry association, commissions surveys and analyses and publishes annual rankings in a magazine and on line. [See, for example, Hotelmotel.com's rankings of "limited service" brands (2004a,2005), "top hotel companies"(2004b –and compare AH&LA 2005b), and global hotel "chains" (2005).] The entities ranked in each category are not consistently either brands, "companies" or "chains." Ranked entities include heterogeneous "hotel groups," single brands, multi brand "families," as well as distinct companies. Some of their "hotel groups" consist of numerous differentiated companies that operate under a set of franchised brands, including the real estate investment trusts (REITs) or other organization that owns properties operated under the brands, management companies specialized in operating hotels in the brands' style, the company that franchises and services the brands, and various contractors that purvey to brands in the family. Ranked as one of the "largest groups," however, is a reservation booking, publicity, and consulting agency which serves independently owned hotels -- predominantly urban legacy hotels operating under unique names (rather than under brand names). Another of HMM's world's largest "hotel groups" is an association of hotel/motel owner-operators who have agreed to standards, signs, and styles that constitutes the "brand."

The problem of multiple companies laying claim to the same location as their place of business ("establishments") affects statistics produced by, for, and on the accommodations industry.

To sort out differences between hotel brands and the companies that own properties operating under brand or unique names, compare the attached appendices, B and C. Appendix B lists national and regional brand names alphabetically. The brands and "sub-brands" included operated a minimum of two properties in 2005. Appendix B is an extract from a data base prepared for the research reported here. The appendix notes which brands are chains (multiple properties under common ownership and management), which are franchised and operated by multiple owner-operators, and which are both franchised and operated by a core chain. Other items noted are each brand's parent corporation, the number of properties and guest units, and unit types: guestrooms with bathrooms, suites, studios, or bedroom apartments.

Appendix B, Part 2 focuses on brands of "extended stay" hotels (most of which offer studio or bedroom apartment units), brands which offer long term stay ("LTS" / monthly) discounts on "suites" and guestrooms, brands with owner-occupied condo units, brands of private residence clubs, and illustrative brands in the rival industry of renting "corporate" furnished temporary housing. Properties operating under these brands are more likely than other brands to have a core of resident settlers and sojourners.

Appendix C, Companies, identifies corporations, subsidiaries, real estate investment trusts, and limited liability partnerships that own the real estate of five or more

properties and/or a thousand or more guest units to illustrate the industry's concentration. Appendix C further notes associated subsidiaries and which of the hotel property-owning companies operate extended stay brands. The company appendix does not represent the more than 9,000 entities which own one or more commercial accommodation properties in the United States. Sources for this appendix are largely taken from the companies' own publicity or business news. Several multibillion dollar mergers and acquisitions took place during 2005.

DISCUSSION

For decades, the Census Bureau defined and refined the concepts of the "dwelling" and later the "housing unit" as the primary unit of population enumeration and tabulated into the "population in households" people enumerated at addresses classified as "housing units." People living in units classified as housing/households have been contrasted and tabulated separately from the population classified as living in institutions or "non-institutional group quarters."

Residences in hotels, motels, and boarding houses fell in different universes in different 20th century censuses. The 1980, 1990, and 2000 Censuses of the population considered a declining number and proportion of commercial accommodations establishments and units in them as places where people "live" (who have no other home, or who, under *defacto* rules of residence, should be counted where they sleep most of the time or where they are living on a reference date).

Today, there are more hotels, motels, and like accommodations in the United States than ever before. An increasing number and proportion of hotel/motel units are "complete apartments" that fully meet the Census Bureau's physical definition of "housing units."

NEXT STEPS

Considerations

Studio and bedroom apartments in hotels, motels, and especially, "extended stay" hotels meet the Census Bureau's physical definition of a "housing unit."

The accommodation industry's trend of building and retrofitting properties with studio and/or bedroom "complete apartments" needs to be considered in deciding how to list units in hotels and motels. Complete apartments are housing units which the Census Bureau has traditionally treated as a basic unit for the enumeration of the population and includes in samples for demographic surveys.

Extended stay hotels merit attention on several counts. First, most extended stay hotels offer complete apartments, that is, housing units with kitchens and bathrooms.

Second, extended stays hotels are inhabited by residents, primarily sojourners who stay for months or years while they are “in between” other solutions for housing, in the process of relocating, or working. However “temporary” they may conceive their situations, many sojourners have no homes other than their hotels. Third, extended stay hotels converge with “serviced” rental apartments. The physical units, furnishings, and services each provide are similar; the main differences are in how they are licensed locally and how they bill tenants. (In the rival industry of temporary or “corporate” housing, intermediary agencies lease apartments in serviced apartment buildings for subletting to clients.) Extended stay hotels charge and renew occupancy by calendar periods measured by the day, week, or month; furnished serviced apartments lease for “temporary” periods typically by the week or month. Some “corporate housing” agencies claim they can move their clients in and out of apartments day-by-day and several promote extended-stay hotels along with serviced apartment or house rental options. If apartments in rental real estate buildings available for short stays are considered “housing units” then why not treat apartments in hotels the same way?

Census 2000 methods appear to have avoided people who reside in hotels, with the exception of those in the low end. First, less than half the commercial accommodations operating in the United States in the late 1990s and in 2000 country – a little over 40,000-- were identified as potential hotel/motel “Special Places” on the pre-census inventory. Second, during listing operations, the facility questionnaire screened hotels and motels by asking contacts to identify only those units occupied by “permanent” residents, resident managers, and the homeless. Appraisal of an individual’s occupancy as “permanent” is highly subjective, even in the mind of the residents. Settlers, content with living in their respective hotels, might admit to being “permanent” residents, however, in jurisdictions where occupants of hotels, motels, boarding houses, and other commercial accommodations lack tenants’ rights, they might filter this sense of permanence. Sojourners – no matter how long they have lived in commercial accommodations, or how dim the chances they will move on-- regard their stays as temporary. Hotel staff are in a better position to answer questions based on observations and business records than they are to second-guess occupants’ intentions of staying forever.

In the fieldwork for this research, I found hotel staff and managers willing and able to answer the question:

Has anyone been living in this hotel for a month or more? For six months?

During the 2000 Decennial enumerations, occupants of commercial accommodations were screened by asking up front if they had some other “usual home elsewhere”. If they said yes, they were not enumerated. Such a probe was not applied to screen out people in units classified as housing; when households protested they had already returned their census form by mail, the visiting

enumerator was obliged to re-enumerate them.

Revised “rules of residence” using *de facto* criteria to identify as an individual’s residence that one place where he or she lives or sleeps “most of the time” need to be applied without prejudice to people who live in hotels.

A *de facto* rule of residence focused on where a person lives and sleeps “most of the time” clearly places settlers and sojourners as residents of their hotel, motel, or like accommodations. Were “most of the time” correctly calculated, it will also include those “regulars” who routinely sleep four or more nights a week at a hotel, motel, or B&B, or who seasonally sojourn in a motel for a longer period each year than they “live” anywhere else.

People across the entire spectrum of economic circumstances live in hotels, motels, and like accommodations. Wealthy and middle class people live in hotels of different styles, price ranges, and locations than those where low income and very poor people live.

Inner-city single room occupancy hotels received more attention in the 1990 and 2000 Decennial Censuses than rural low end, and far more than the midrange and high end establishments. The practice of setting an artificial and antiquated ceiling amount charged per night to qualify commercial accommodations as a potential unit of enumeration needs to be suspended. The low rate (\$12/night in 2000!) introduced a bias prejudicing the enumeration of retirees, working people, and multimillionaires who live in hotels.

Among the hotel residents and sojourners interviewed in this research during 2005, most were paying between \$45 and \$90 /night. The lowest rent paid worked out to \$19/night and the highest, to \$1,500/night. The settlers paying the least paid weekly in cash for a bedroom and private bath. The settlers paying the most paid their condo and services fees monthly on the bedroom apartment they owned and occupied.

Recommendations for change

1) For the 2010 Decennial Census, test and plan an enumeration operation in all hotels, motels, and commercial and nonprofit accommodations more like the 1970 T and M Nights but without any ceilings on room per night rate. The 1970 operations enlisted the managers and staff to help distribute Individual Census Reports to units on a single night. (See the “Check into the Census” recommendation in Brownrigg 2003 for more detailed suggestions.)

2) In the Economic Directorate, consider classifying “residential hotels” and “retirement hotels” as a subtype of rental (and condo) residential Real Estate, and consider classifying “extended stay hotels” as a subtype in the Accommodations

Industry. Apply the 7th and 8th digits (reserved for country use in NAICS) to identify these subtypes. Extended stay hotel establishments are already far more populous than the “casino hotel” type currently distinguished under NAICS. The reliance of extended stay hotels on lengthy stays make them an odd fit under the rubric of ‘travelers’ accommodations.

The U.S. Code requires that federal definitions rely on and conform to NAICS, although various pre-existing public laws and the Decennial Census and Demographic Surveys refer to types of accommodations that NAICS does not specify.

3) Enumerate residents of hotels, motels, and large boarding houses like residents of housing units in demographic surveys and the Decennial Census without prejudice or preconceptions.

Recognize that most people residing in commercial or nonprofit accommodations (whether renting week to week, month to month, leasing, or unit owners) and in housing (even if rent-subsidized or single room occupancy style) lead independent lives. Arrangements and lifestyles of residents in commercial and non-profit hotels, motels and large boarding houses are similar to those in apartment or condo housing, and are unlike those in collective or “supportive” facilities (even in SHOs historically converted from former hotels).

Residents of hotels and similar accommodations live as independently as residents of other housing. They decide how they will procure food and where they will eat, for example, whether to buy groceries and “cook in”; go buy prepared “carry out”; or “eat out” at shops and restaurants. Different lifestyles are possible depending on unit furnishings (and local ordinances). Residents of “compact living quarters,” “studios” and bedroom apartments with complete kitchen equipment enjoy the option of preparing and storing food in their unit, whether that unit is in a hotel, a rental real estate or condo building. Residents of “rooms” or “suites” without kitchens, on the other hand, must depend on services outside their immediate living quarters for food. Residents of hotels with higher levels of service offer additional options which residents can activate (for an extra charge) or ignore, such as dining in the a restaurant on the premises or ordering room service.

Residents of “supportive” domiciliary facilities, on the other hand, are in fundamentally different and less independent circumstances. Many are formally assigned into custodial care at their “supportive” residence and the tenure of others may depend on their compliance with behavioral programs than their ability to pay rent. Supportive facilities often serve meals, provide health care on site, and assist or supervise residents to function in their daily lives.

4) List and enumerate all “complete apartments” (that is, with private bathrooms and kitchens) as housing units, regardless of their location in buildings named or licensed

as a hotel or motel or club.

Define, list, and enumerate units in hotels, motels, and like accommodations according to the physical characteristics and equipment of the units, rather than by rental arrangements made by their occupants.

List complete apartments in hotels and motels as "regular" housing units, subject to mail out and classify them as "vacant" housing if unoccupied.

5) Use the 2007 Economic Census results by county and last minute information from industry sources to reference and update Master Address File listings of hotels motels, boarding and rooming houses, and organizational hotels.

Recommended research

1) Research social behaviors and communities in different kinds of hotels and motels. Fund ethnographic participant observation research to take place simultaneously in various types of hotels, motels, and larger boarding houses in different regions of the country, and in rural, suburban, and urban settings, following a uniform protocol of observations during a one month stay in each accommodation study site.

Due to the scarcity, vintage, and focus on specialized populations in existing ethnographies and surveys conducted in hotel settings, it is not currently possible to synthesize an ethnology of the norms and variations in the domain of hotel residence nor a meta analysis of surveys of hotel residents.

If for some reason it is not possible to conduct a universal enumeration of everyone staying in hotels, motels, and like accommodations in Census 2010— that is, a “Check into the Census” operation or some revamped version of M Night -- then it will be all the more important to learn more about people living in hotels paying for themselves and the organizational connections that land people in commercial accommodations. It is important to identify, understand, and test the factors that lead hotels and motels to have different proportions of residents, sojourners, regulars, and transients.

2) Conduct research on the legal framework and terms.

In any jurisdiction in the United States, local understanding of terms like “hotel,” “motel”, “bed and breakfast inn” and “rooming house” are forcefully conditioned by state and local legal definitions. Regulations literally prohibiting certain variants influence what locals have available to observe. Even the most fundamental names, beginning with the term “hotel”, refer to physically and legally different businesses and layouts in different jurisdictions. The Census Bureau staff attach the meanings common in the vernacular vocabulary around headquarters to various terms they formally use to describe “types” of accommodations. Elsewhere, the same terms are

legally enforced to mean other things. Census Bureau name labels for classes of accommodation establishments and “special places” are more compatible with vernacular understandings in jurisdictions around headquarters (Washington, D.C., Maryland, and Virginia) than in other parts of the country due to application of the personal cultural knowledge of staff.

A few examples follow. The Decennial lists and enumerates rooming houses as Special Places, on the blanket assumption that rooming houses are places where people live, yet, as elaborated above, assumes occupants of hotels are transients and screening only for resident managers’ apartments and sections where the homeless are placed, skips out most hotels. These assumptions buttressed by law in the District of Columbia. D.C. explicitly prohibits rooming houses and boarding houses from accommodating “transients” who intend to stay less than 30 days; “transients” lodge in establishments D.C. classifies as hotels or hostels. However, Humboldt County, California, is among the jurisdictions which place no restriction on brief stays in rooming and boarding houses. As noted, state laws in New York State, Illinois, and California recognize numerous fine classifications of hotels, including residents and for transients, which are further specified in the regulations of local jurisdictions like Humboldt County.

Appendix A provides examples of the complicated and highly diverse legal definitions which shape what hotels and motels are allowed to be like in different jurisdictions.

A compilation of the current legal definitions, standards, licensing criteria, and zoning for accommodations open to the public or privately hosting members could be used to identify terms taken for granted in the Census Bureau which mean different things in different parts of the United States and to analyze the convergences and divergences in definitions and regulations and more commonly understood terms. Definitions from the laws of the 50 states, the most populous counties or county equivalents in each state, and Puerto Rico could be systematically compiled from government Internet sites and law data bases. A bonus would be to identify in each state, county, city, and local civil division the pertinent licensing and zoning authorities; these often maintain complete database lists of the facilities they regulate which could be useful for inventory and frame development.

3) Research and integrate a frame list of distinct hotel/motel properties

Currently, the Census Bureau does not have a complete list of properties licensed or operating as public and private accommodations. Changing categories and definitions have destabilized counts and statistical information about this universe. For example, in the Economic Directorate, the classification and reporting on accommodations establishments have been based on such characteristics as:

subject or not subject to federal tax,

with or without employees,
 with or without food and beverage service,
 for profit or not for profit,
 style (at one point, "motor courts" and "motels" were separately tabulated) and
 sources of revenue other than renting units.

In Decennial and Demographic inventories and frames, hotels, motels, boarding houses, residential clubs, and the like have historically been listed as "quasi dwellings," "special places," "housing" or "group quarters" in special places, as "other living quarters," or not at all.

Tens of thousands of properties licensed and functioning as hotels, motels, boarding houses, B&Bs, and similar accommodations are listed and referenced to civil and political geography on the continuously updated Master Address File (MAF) and on the Business Register. As businesses, addresses of accommodation properties are flagged "commercial" on the United States Post Office tapes used to update the MAF. However, the assumption that commercial addresses cannot be residential is applied to strip off commercial addresses. Research is required to compare -- let alone, cross reference these frames-- to quantify this universe. (Outside the Bureau, abundant public sources compile and advertise information on particular hotels and motels and departments in the states keep up to date inventories.)

A reference list of names, addresses and census geographical locations could be compiled by match/merging lists designated as hotel/motel "special places" (or "other living quarters") on the Master Address File with the Business Register establishments classified as hotels, motels, B&Bs, boarding houses, and membership/organization hotels and selecting listings that contain the term "hotel" or "motel" in their name fields. Within county and equivalent civil subdivision areas, the number confidently matched-merged and the number on the separate Directorates' lists should correspond. Discrepancies could be investigated and such matters as exact address, physical location, and count of units by type (guest rooms versus studio apartments versus bedroom apartments) could be verified by Field Representatives.

4) Continuously update changes on frames.

Like housing, commercial and nonprofit accommodation properties are constantly being built and demolished. Even if the buildings of a hotel, motel, or like indoor accommodation property remains standing, the businesses operating at the address may rapidly change ownership, name, or brand; the external and internal architecture, layout, and furnishings may be remodeled; or, as discussed, the building may be converted to other uses.

During the course of this research, several national "brands" were withdrawn from the market and, in the areas researched, properties bearing those brands were

remodeled and branded as something else. Nationally, owner-operators of thousands of properties change from one to another franchise brand every year and tens of thousands of units are bought and sold, demolished and constructed. In the research areas, for example, in less than a year, construction was begun and completed on large new all-suites and extended stay hotel properties. With names, brands, number and type of units changing at a rapid pace, the physical street address of a given property may be the only trait remaining which permits its re-identification on inventories, lists, and frames.

The nature of the accommodations industry has changed. ***The historic American tradition of living in hotels, motels, and like accommodations is reviving and reinventing itself in unexpected places.***

A NOTE ON THE ETHNOGRAPHIC METHODS APPLIED

Tools from the ethnographic method known as the study of culture at a distance were applied in this research. These are useful when the subject population or cultural system is either inaccessible or too populous for participant or other direct ethnographic observation. The method was developed by anthropologists and psychologists seeking to understand the national cultures of allies and enemies during World War 2 (Benedict 1946; Mead [1951] 2000; Mead and Métraux 1953, among others). Its elements include semantic and thematic analysis of propaganda, in-depth open-ended interviews with representatives of various social strata, review of the known historical, geographical and legal framework, and analysis of newspaper and other contemporary popular accounts.

There are tens of thousands of properties and actors in the accommodations industry of the United States: a single researcher working for a few months could not possibly access and observe this domain. However, hotels and other public accommodations profusely depict themselves in media outlets, notably on the Internet. In the case of hotels, their own publicity, ads, press releases, and other self-representations, industry surveys and profiles, press and historical accounts were reviewed. In-depth interviews were conducted with residents, occupants, managers, and staff at selected hotels and motels.

Areas researched were one Midwest metropolis and a transect within 10 miles of an older highway on the East Coast, including the cities, counties, towns, and planned areas this highway crosses. Hotels, motels, boarding houses, rooming houses, establishments licensed as bed and breakfast inns and similar accommodations within the two research areas were listed and canvassed. Systematic information items from media sources were collected on hundreds of establishments and verified by “windshield” canvassing. Selected examples were contacted to represent national brands, physical configurations, zoning locations, and local variations of legal types. About as many independent hotels and motels were contacted as brand establishments and no more than one example of the same brand was contacted.

By agreement with the people I interviewed, the exact study areas; the identity, brand, and address of hotels contacted, and, of course, the identities of the volunteer respondents and consultants are Census confidential. (Identifying information on national brands and property conversions in the appendices are from publicly available sources.)

The types of hotels, motels, and similar accommodations in the jurisdictions along the East Coast transect highways, both rural and urban, shared certain conceptualizations, perceived limitations, physical forms, and locations that were very different than those found in the Midwest city, and reported in metropolitan centers other than those in the study areas. This led to a look at the local laws and regulations that set parameters which resulted in many of the observed differences, clarified by conversations with local government officials and expanded by sampling variations in legal definitions and regulations elsewhere in the United States.

When I first began screening for residents, I set my sights low. I asked the staff at the hotels selected for contact, if --as far as they personally knew-- anyone had ever stayed there for “one month or more” and if there anyone “now” who had been staying for at least a month. Staff had one of two reactions to these questions. One reaction was the immediate positive acknowledgment that, yes, people had and were currently staying -- but for a lot longer than one month! -- for more months or for many years. The alternative reaction was a definite negative: no, guests never stay for long -- sometimes followed by a volunteered explanation of why not, the reasons why long stays did not occur. My initial contacts led me to screen hotels and motels more boldly, for people who had been living in the hotel for “6 months or more” or whom staff believed would be staying for a long time.

I engaged in casual conversations with reception staff and various residents, sojourners, and regulars in common “social” areas of hotels and motels and made handwritten notes of key points during the conversation or just afterwards. At larger establishments (with fifty to hundreds of units), front desk staff often referred me to an on-site manager or the sales staff. I am particularly grateful to the many managers who volunteered their time to explain how their hotel or motel operates and describe the situation of various individuals and families whom they recalled as having stayed for six months or more (or years). Staff and managers proved to be “wholesale” sources of multiple “stories” about people living in hotels long-term.

In the establishments where people were living, I recruited residents for private discussions directly or by asking staff to take my business card and give it to one resident they selected. The resident respondents had been living in their respective hotels for years. They signed and received a consent and confidentiality agreement and were compensated for the time they spent in-depth, open-ended conversations with me about their lifestyle of living in a hotel. At the request of the volunteer resident respondents, these sessions took place in the hotel or motel unit where they lived.

Each discussions lasted over an hour. I took notes and sessions were tape recorded if respondents gave that optional consent.

Whenever conversations with hotel staff or residents turned to narrating personal histories of other people who had lived in accommodations for a long time, I always asked the person volunteering the story NOT to identify the person by name.

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1999 Testimony before the United States Senate.

<http://indian.senate.gov/1999hrqs/census5.4/ahhaitty.pdf/>

Voices concerns for the undercount of urban American Indians, noting that the Los Angeles Agency on the Elderly found 1/6th of the American Indian seniors the agency surveyed in 1990 were living in single room occupancy hotels.

Alabama Department of Revenue

2001 Lodging tax rule 810-6-5-.13. (4) & (10) Persons, Firms, and Corporations Subject to Lodgings Tax and § 45.1.20 (lodging tax).

<http://www.ador.state.al.us/salestax/Rules/6513.html/>

Alabama's statute equates innkeepers, boarding house keepers and hotel keepers and operators of other accommodations. After 2001 Alabama applied a lodging tax to accommodations "made available to travelers, tourists, or other transients" for less than 180 continuous days, including hotels, motels, rooming houses, apartment houses, lodges, inns, tourist cabins, tourist courts, tourist homes, camps, trailer courts, or any other place where rooms, apartments, cabins, sleeping accommodations, house trailer parking accommodations". Alabama's previous limit was 30 or more continuous days. Definitions are quoted in Appendix A.

American Hotel and Lodging Association ("AH&LA")

2005a Hurricane Katrina: what the hotel industry is doing to support the relief effort. (Posted September 8, 2005)

<http://www.hospitalitynet.org/indepth/112000394/>

Summarizes the special rates and fund raising for hurricane survivors offers of numerous hotel groups (Hilton brands, Cendant, the Gaylord chain).

2005b Top 50 hotel companies (world wide).

(Version last updated Wednesday, July 27, 2005)

http://www.ahla.com/products_info_center_top50.asp/

2004 2004 Lodging industry profile.

http://www.ahma.com/products_info_center_lip.asp/

Provides industry indicator data as of the close of 2003 on 47,584 properties (with 15 or more rooms and a total of 4,415,696 guest units). Only 853 of the properties surveyed charged rates under \$30/night.

2003 2003 Lodging industry profile.

http://www.ahma.com/products_info_center_lip_2003.asp/

Indicator data on the hotel industry at the close of 2002.

American Hotel and Lodging Association ("AH&LA") - continued

2002 2002 Lodging industry profile. 2001 At-a-Glance Statistical Figures.

http://www.ahma.com/products_info_center_lip_2002.asp/

Indicator data as of the close of 2001 based on information from The American Economics Group, Inc.; D. K. Shifflet and Associates, Ltd.; Smith Travel Research (survey); the Travel Industry Association of America; and the U.S. Department of Commerce, International Trade Administration, Office of Travel and Tourism Industries.

2001 2001 Lodging industry profile.
<http://www.ahma.com/pdf/2001.pdf/>

Indicator data as of the close of 2000. Summarized in appended table.

2000 History of Lodging.
http://www.ahla.com/products_lodging_history.asp/

Chronology of key innovations by year, 1900-2000, and industry indicators – average rates, number of rooms at the close of each decade.

Arkansas Legislature

nd Arkansas Code (non annotated) Title 1 General provisions, Chapter 2
The Code and Regulations, 3-9-402. Definitions Hotel; 10 (A) (l)
Private Club Posted at: <http://arkleg.state.ar.us/>

Arkansas' definition of a hotel or motel as having 50 or more rooms for sleeping accommodations and 50 or more chairs in a restaurant for serving food is quoted in Appendix A.

Bach, Victor and Renée Steinhagen

1987 Alternatives to the welfare hotel: using emergency assistance to
provide decent transitional shelter for homeless families.

This was a key article advocating transitional shelters, federally funded via legislation passed the following year.

Belasco, Warren James

1981 Americans on the road: from autocamp to motel, 1910-1945.

This history traces steps from the private “camp” club accommodations of wealthy car owners through the beginnings of commercial side of the road and destination motels.

Benedict, Ruth

1946 The chrysanthemum and the sword: patterns of Japanese culture.
New York: Houghton Mifflin.

This landmark configurational analysis of Japanese personality and culture, conducted for the Office of War Information during World War 2, relies on core “study of cultures at a distance” ethnographic methods.

Barnes, Jeff

2004 Proposed NYS TANF plan New York State's tier II family shelter system. Power Point Presentation, October 7-8, 2004.
[http:// www.hrsa.gov/homeless/pa_materials/nlm/ny_barnes_presentation.ppt/](http://www.hrsa.gov/homeless/pa_materials/nlm/ny_barnes_presentation.ppt/)
 Presents slides explaining how New York State plans to allocate funds for "second tier" family shelters in 2005.

Berkey-Gerard, Mark

2005 Hotels in New York, Gotham Gazette (February 21, 2005).
 "The first building built in New York specifically as a hotel was the City Hotel in lower Manhattan in 1794... By the early 1900s, there were approximately 700 hotels in the city. Today, there are approximately 70,000 hotel rooms in the city, the most of any city in the country....New York City's real estate market is so strong that many hotels are converting part or all of their space into residential apartments - and hoping New Yorkers will want to live there. Hotels like The Mayflower, Helmsley Windsor, Delmonico and Empire have all been sold in recent years and will be at least partially converted into residential buildings.Beginning in April, The Plaza will convert 650 of its 800 hotel rooms on the upper floors into luxury condos, which will sell for between \$2,500 to \$3,000 a square foot. The Plaza will still maintain 150 hotel rooms... "Today, people are really buying a lifestyle, and owning [an apartment] at The Plaza will be like living in a hotel, but you own it..." (Note: The *Mayflower in New York City was demolished to construct a condominium apartment building.)

Bernstein, Nina

2002 Once again, trying housing as a cure for homelessness, New York Times (June 23, 2002).
 "By February 2001, the number of people lodging nightly in the shelter system equaled the 1980s peak of 28,737.... The Giuliani administration, like the Koch administration in the 1980s, turned more and more to hotel rooms, which cost about \$3,000 a month, far more than permanent apartments. Last July (2001), the number of homeless families with children in the system surpassed all previous records, and that trend has only accelerated. Last month, a record of 33,887 homeless people slept in the shelters each night, including 14,553 children and 11,612 adults in 7,879 families...."
 See Coalition for the Homeless, New York (2005) for more recent numbers.

Bernstein, Andrea and Amy Eddings

c 1996 Handshake hotels (part 3): how a few big landlords benefit from NYC's homeless placement system. WNYC broadcast transcript.
<http://www.wnyc.org/news/articles/17637/>

Bholai-Pareti, Lauren and Daniel Stern

2002 Supportive housing options in NYC, Part 2, New York City Voices (April/May 2002).
<http://www.newyorkcityvoices.org/2002aprmay/20020514.html/>

Bholai-Pareti and Stern describe Single Room Occupancy Community Residences (SRO/CRs), Supportive Single Room Occupancy Residences ("Supportive SROs"), Supported Housing, and Residences for Adults (RFA) which are generally owned and operated by non-profit organizations, and distinguishes the four types from 'Adult Homes' or 'Private Proprietary Homes for Adults' (PPHA). PPHA are generally run as for-profit businesses.

1) SRO/CRs are licensed for 100 or fewer residents certified with a mental illness by New York City and New York State or certified to have spent at least 14 days during prior two months in a New York City shelter. The housing provider directly receives rent at Social Security Insurance Level II and residents receive public assistance for food and expenses.

2) Supportive SROs' residents sign leases and pay from their own earned, retirement, or public assistance low income and receive on-site support services funded by the Department of Mental Health (DMH), Department of Homeless Services (DHS) and/or HIV/AIDS Services Administration (HASA formerly known as DASIS). Supportive SROs tend to specialize although some have mixed populations, and are required to take in a percent of formally homeless.

3) Supported Housing in New York, by contrast, usually has apartment units rather than SRO rooms with or without private baths and the non-profit provision of supported housing is subsidized by the Office of Mental Health or NYC's Department of Mental Health.

4) Residences for Adults ("RFA") are not-for-profit permanent homes "conceptualized as an integration of an Adult Home and a Supportive SRO" usually with two beds in each sleeping room, shared bathrooms, dining rooms serving prepared food, and various support services.

5) Adult Homes or Private Proprietary Homes for Adults ("PPHA") are licensed by the NY State Department of Health to house and supervise 50 to "more than 400 people" over age 18, "usually, ...a mixed population that includes people who are elderly, medically ill and who have mental illness." PPHA units may be SROs or apartments.

Biz-Stay.com

2005 Extended Stay hotels compared. Posted as:
<http://www.biz-stay.com/home/cfm?page=extendedstaychains/>
 (Version accessed April 4, 2005)

One source for information presented in Appendix B, Brands, Part 2, Extended Stay. This site publishes the facilities, prices, offers and other characteristics of extended stay brand hotels surveyed in December and June.

Blackburn, Anthony J.

1996 Single room living in New York City, New York City Department of Housing Preservation and Development (September 1996).

This study more broadly defines "single room" units, covering those in many New York's Class A SRO hotels, rooming houses, transient hotels, and supportive/supported SRO non-profit housing.

1986 Single room occupancy in New York City, New York City Department of Housing Preservation and Development, (January 1986) Part 1-1 to 1-8.

Identifies the forms and stages of creation of SRO residential buildings in New York City suggesting most were converted from “old- and new-law tenement buildings” subdivided during the 1930s and analyses trends in data from the Housing and Vacancy Survey. This study adopts the pre-1978 H&VS definition excluding SRO units in hotels and boarding/rooming houses which rent 25 per cent or more units to transients.

Bloom, David C.

1998 The growth of homelessness in Seattle and King County, Proceedings of the Community Conference on Homelessness: Causes and Solutions. (October 10, 1998)

In Seattle in the early 60's there were 24,000 SRO units in downtown renting for about \$60/month.”Seattle was a working man’s town. There were loggers, railroad men and seamen, and there was (a)...huge supply of low-income hotels....During the 80's, most of the old SRO stock was removed to make way for office, commercial and condominium development, convention center construction, and parking lotsCoinciding with the loss of over 4,000 (SRO) units in the 80's was... an explosion of homelessness”.

Brodhead, Frank

1999a Harlem’s gentrification and its discontents. Posted on Tenant Net in April 1999.

<http://www.tenant.net/Tengroup/Metcounc/Apr99/harlem.html/>

“According to the best statistics available from HPD, some 2,000 of Manhattan's 3,800 SRO addresses are in the Harlem area covered by Community Boards 9 and 10, and these buildings include more than 28,000 SRO rooms.” Discusses eviction of tenants in a Harlem SRO (rooming house) by the non-profit “Family Preservation Center, incorporated as a not-for-profit social-services organization in 1994... (FPC) had no visible activity in the low-income housing field until March 1998. Since then, it has purchased at least 16 Harlem brownstones with about \$5 million in federally backed loans.”

1999b SRO housing: for tourists or New Yorkers? Posted on Tenant Net March 1999. <http://www.tenant.net/Tengroup/Metcounc/Mar99/sro.html/>

“A large portion of Manhattan’s SRO housing is in residential hotels, especially on the West Side. It is here that the tourist boom has had it greatest effect, tempting even fourth- and fifth-string hotels to dress themselves up as tourist hotels offering rooms at \$75 and \$100 per night. To cash in on this bonanza, hotel operators must not only advertise widely and make cosmetic improvements, but force out permanent residents to make room for the tourists....”

1998 SRO tenants-- affordable housing under siege. Posted on Tenant Net

October 1998.

<http://www.tenant.net/Tengroup/Metcounc/Oct98/sro.html/>

“...in Harlem, SRO housing usually means a 12 to 24-unit brownstone, often converted long ago from a single-family residence to a rooming house. Most people who live in SRO housing have incomes of under \$10,000 per year, and 50% pay more than half of their income as rent. About two out of five are employed, and most of the others are disabled or retired. About 20% of SRO residents receive the public-assistance shelter allowance of \$215 per month. Typical rents range from \$90 to \$125 per week.” Describes on-going conversion of two SRO hotels into tourist hotels and new measures proposed to prevent illegal harassment of hotel residents.

Brownrigg, Leslie A.

2003 Ethnographic social network tracing of highly mobile people.

Posted as <http://www.census.gov/pred/www/rpts/J.2.pdf/>

or <http://www.census.gov/pred/www/rpts/J.2.wpd/>

<http://www.census.gov/pred/www/rpts/J.2%20Appendix.pdf/>

Considering how highly mobile people were documented as using hotels, motels, rooming houses, and camp grounds in six independently researched ethnographic evaluations of Census 2000 coverage, this report recommended that the Decennial Census list all public indoor and outdoor lodging accommodations and enumerate occupants without screening for those with “usual home” rather allow respondents who have one to write their “permanent” residential addresses on forms. The report compares where, with whom, and for how long participants in the six interacting social networks traced lived during a six month period which included Census Day 2000. Public accommodations figured among the places where the more highly mobile participants in the social networks stayed. Fishermen who had no homes anywhere on land stayed in off-season beach hotels in between fishing trips (Kitner 2001). Haitian migrant contract crop harvesters stayed at “farm workers motels”, in rental labor camps, and in rooming houses while working away from their base community (Marcelin and Marcelin 2001). Poultry industry employers paid those participants in a social network of settling Mexicans who worked as itinerant “chicken catchers” to stay in rural hotels while on the job (Chavira-Prado 2001). One man ended up living in a YMCA after he wore out his welcome by imposing on the generalized hospitality of his social network (Gilley 2001). Participants in a social network of young seasonal workers who lived in a tourist lodge appropriated as work quarters were found enumerated (Murray 2001). Participants in two social networks stayed in camp grounds on public land (Southard 2001; Gilley 2001). No evidence was found in Census 2000 files that any of the rural homeless habitual campers were enumerated, although most recreational campers were correctly enumerated at their permanent homes.

Burke, Paul

1982 Hotel and rooming house dwellers. Washington, D.C.:
United States Department of Housing and Urban Development.

This vintage study estimated that as of the late 1970s one-tenth of one percent of the total U.S. population lived in hotels or rooming houses and another one-tenth of one percent lodged as roomers or boarders in private family homes, however half a percent of the poor (with under 50 per cent of the median income) lived in hotels or rooming houses. Burke calls hotels with three quarters of the rooms occupied by permanent tenants “residential hotels” and all others, “transient”. Burke characterizes residential hotels as a phenomenon of the Western United States. (Note: The basis, merit, and source of the fractions estimated is unknown as only the author’s abstract and references to the internal HUD document were seen; the full document was not located. Estimates may draw on the 1970 Census, the last to break out the population enumerated in hotel/rooming houses and the National Housing Survey, which included hotels and rooming houses among types of “atypical” housing through 1981. Compare Groth 1994/1999.)

Byerly, Edwin

2006 2006 Census Test resident rule and residence situations. 2010
Census Test Memoranda Series No. 31. Issued January 6, 2006.

2005 The proposed 2010 Census residence rule and its applications
to residence situations. Issued April 2005.

California

nd (1) California Health and Safety Code §17958.1 (Residential SRO hotels).

California, State Department of Housing and Community Development (HCD)

2004 Rental housing complexes in San Francisco County.
http://www.hcd.ca.gov/ca/rhp_sfr_20040301.pdf

Lists hotels and SRO hotels refurbished as residential buildings: the Cadillac Hotel (159 SRO units), Cambridge Hotel (61 one bedroom SRO) Clayton Hotel/ Chinese Community Housing (82 SRO units), Dorado Hotel (57 SRO units), Hamlin Hotel (68 studios), Knox Hotel (140 SRO units), Madrid Hotel (47 one bedroom and studio apartments), Midori Hotel (77 SRO units), Park View Hotel (41 one bedroom and studio apartments), Ritz Hotel (90 one bedroom and SRO units), Saint Claire Hotel (41 SRO units), San Cristina Hotel (58 SRO units), Swiss American Hotel (66 SRO units), Tower Hotel/Chinese Community Housing (34 SRO units), William Penn Hotel (91 SRO units and studios), Woodward Gardens Hotel/Mission Housing (59 one bedroom units) – and new construction low (SRO) and moderate rental housing projects.

Cell, Kelci

1998 Single Room Occupancy hotels (San Francisco).

<http://www.media-alliance.org/archives/housing/singleroom.html/>

Certain San Francisco SRO hotels concentrated in the Tenderloin, Mission, and SoMa areas are notorious for substandard slum conditions and managers evicting tenants every few weeks to prevent them from staying continuously long enough to

gain rights as legal "permanent residents"--30 days under state law; 32 under city law. The City Attorney sued the Hotel Alder, the Henry, the Elm, and Alkain to bring them up to code, and sued proprietors of the Drake Hotel, Hotel West, Edgewater Hotel, the (new) Minna Lee, and Alder for evicting tenants. Other hotels the City of San Francisco has cited for safety violations and where occupants were injured or removed include the Old Minna Lee, the Alpine, Mission Hotel, Folsom Street Hotel, Delta Hotel. Between 1981 when San Francisco law restricted conversion of hotels from residential to tourist accommodations and 1997, fires eliminated at least 684 low cost SRO hotels."

Census Bureau - See "United States Department of Commerce, Bureau of the Census" below.

Center for Urban Community Services

2005 Personal communications. (212) 801-3333.

Chavira-Prado, Alicia

2001 Ethnographic social network tracing among Mexican former migrant farm workers in the Midwest. Census 2000 Census Ethnographic Evaluation Report 3. Final Report for Purchase Order Contract 43-YA-BC-030731.

In 2000, their poultry packer employers placed and paid for the stays of recent immigrants in hotels and motels across four states while the men worked itinerantly as "chickens catchers" on various farms.

City of Chicago (Illinois)

nd (1) Municipal Code Title 5, Chapter 12, § 010 Residential Landlord and Tenant Ordinance (5-12-010), § 030 Definitions, (h) Tenant {§ 5.12.030 (h)}

nd (2) Hotel licensing.

<http://www.cityofchicago.org/Revenue/License/Hotel.html/>

nd (3) Municipal Code 4-209 (Single room occupancy hotels).

nd (4) Municipal Code 4-208 Definitions.

Quoted in Appendix A.

City of Fullerton (California)

2004 Zoning Ordinance, Zoning Chapter 15.

http://www.ci.fullerton.ca.us/dev_serv/zcode/ch_15_04_interpretation.pdf/

Fullerton County's legal definitions for "bed and breakfast inn", "boarding house", "hotel", "motel", "rented room", "SRO residential hotel", and "unit in an SRO" are quoted in Appendix A.

City of New York

- nd Facts for residence owners: How can I tell if I own a Single Room Occupancy (SRO) building and what regulations apply?
<http://www.nyc.gov/html/hpd/html/for-owners/faqs-for-res-owners.html#HowcanItell>
- various New York City Administrative Code, §11-243 and § 11-244, Multiple Dwellings; § A7-C, Real Property Law; §226-B; §235-F; Real Property Tax Law, 423; T27C2, Real Property Tax Law, 421-A; § 26-51, Definitions (b); § 26-518 (a) History.
- 2000 New York City Administrative Code, § 2520.6(e), (f), (l), (n), (o),(s),(t), (u) (as amended and added December 20, 2000).
- 1999a Rent Guidelines for Hotels, Rooming Houses, Single Room Occupancy Buildings and Lodging Houses.
- 1999b New York City Administration Code, Rent Stabilization Law of 1969, as amended, Chapter 26 § 510 (e) Adjustment of rent in hotels.
- 1994 Guidelines adopted by the board: hotel units (June 20, 1994).
- 1987 New York City Administrative Code, 65 Rules and Regulations (9 NYCRR), Chapter 9, § 26-511(b); § 26-518 (a) History; § 2521.3 added May 1, 1987, § 2520.6, Definitions. (j), (m).
- 1969 New York City Rent Stabilization Law of 1969, Chapter 11, § 11-244, Multiple dwellings; Chapter 26, § 26, §§ 26-506, Application to hotels; §26-504 (b) Subdivision; and §26-403; § 2522.5 Rights and Duties of Hotel Owners and

Tenants)

Sources for quotes appearing in Appendix A.

City of New York, Human Resources Administration HIV/AIDS, Services Administration (HASA)

2005 AIDS patients by borough in SRO/MOU.

Reports the number of single room occupancy rooms procured on memoranda of understanding (MOUs) between New York's AIDS agency and operators of commercial hotel operators and specialized non-profit supportive housing as of January 2005

Per the 2005 MOUs, 1532 patients living with AIDS patients were placed in SROs. The borough breakdown was: the Bronx, 347; Brooklyn, 284; Manhattan, 860; Queens, 32; and Staten Island, 0.

City of Oakland (California), Community and Economic Development Agency (CEDA)

2004 Residential hotels in central Oakland.

<http://www.oaklandnet.com/>

[government/hcd/policydocs/SRO_Report2004.pdf](http://www.oaklandnet.com/government/hcd/policydocs/SRO_Report2004.pdf)

In defined central Oakland area, 22 of the 27 “residential hotels” identified which together have 2,285 SRO units, participated in the first survey of SRO hotels since 1985. Participants reported on the calendar year 2002 in 2003. Average daily rent was \$35; average weekly, \$199; and average monthly was \$544 (lower than median monthly rental of \$700-800 for a studio apartment); 75% of the tenants had been staying in their hotels for longer than one year and one third, for over 5 years. Compared to a survey conducted in 1985, the length of the periods tenants occupied hotels increased. Only eight hotels had any households with children and children constituted less than 25 per cent of the residents reported. The majority of the occupants in 17 hotels were male and in 10 of these, more than 75 per cent of the occupants were men. Two hotels had no elderly; in three others, elderly were 75 per cent of the residents. Over half the residents are African American, 20 per cent Asian, 13 per cent White, and four per cent Latino.

City of Portland (Oregon)

nd(1) City Code, Chapter 29 D Hotel; Chapter 29 E Motel,
Chapter 29, Section 10 Definitions, F SRO Housing Unit;

nd(2) City Code, Chapter 6.04. Sales tax rules §10, Definitions §§010.020
Transient lodgings tax, 6.04.010 Definitions,
B (bed and breakfast home), C (bed and breakfast inn), I (hotel),
and P (transient).

nd(3) [City Code §010.020. I “Transient” definition](#)

<http://www.ador.state.al.us/salestax/Rules/6513.html/>

City of Portland’s legal definitions of bed and breakfast inn, “hotel”, “motel”, and transient are quoted in Appendix A.

City of Salinas (California)

nd Ordinance No. 2245 (NCS) §29 amending/adding §37-161.1
of the City of Salinas Municipal Code.

Reformed ordinances regulation single room occupancy housing are quoted in Appendix A.

City of San Diego (California)

2004 San Diego Municipal Code, Chapter 11 Revisions - Changes to
definitions § 113.0103 - draft 7 (December 6, 2004).

2003 San Diego Municipal Code 1301:7-5-08 Hotel and SRO Facility License
(A) §124.0 (a) General; §124.1.1(I & c); §124.1.2. Transient hotel;
§ 124.1.3.

2002 San Diego Municipal Code, Chapter 14 Revisions, Article 1: Separately Regulated Uses, §141.0626 Compact Living Units.
Quoted in Appendix A.

City of San Diego (California), San Diego Housing Commission
nd San Diego SRO hotels. Posted as
<http://www.sdhc.net/giAffordHsgRes4.html/>

“Within a year of the approval of the SRO Preservation and Relocation Assistance Ordinances in 1987, 2,200 new SRO units were built, or were under construction or in planning stages, and 700 older units were rehabilitated.” Lists SRO hotels in San Diego.

City of San Francisco (California), Department of Human Services
2004 Draft CBP (County Adult Assistance Programs Benefit Package) implementation plan (April 7, 2004).

City of Santa Cruz (California)
2002 Santa Cruz Municipal Code (2002-2007
<http://www.ci.santa-cruz.ca.us/pl/hcd/ADU/adu.html/>
Quoted in Appendix A.

City of Seattle
2003 Seattle Municipal Code SMC 23.44.051(6).
Quoted in Appendix A.

City of Westerville (Ohio)
2000 Codified Ordinances of Westerville, Chapter 1105 Definitions, Title 1 General Zoning Provisions, Part 11 Planning and Zoning Code,.
<http://www.westerville.org/plandev/codes/CHAPTER%201105.htm#A110511>
Quoted in Appendix A.

City University of New York, Hunter
2004 Student alternative housing.
<http://studentservices.hunter.cuny.edu/rhalthousing.html/>
Lists hotels and private non-profit lodgings offering discount rates for students.

Coalition for the Homeless, New York
2006 State of the homeless, 2006. (Released January 26, 2006.)
The number of homeless New Yorkers in shelters leveled off after June 2005 to average 32,000 per night and in the period 2000-2005 is 44 per cent higher than in the 1990s. After 1995, the number of apartments created annually to house the homeless declined sharply from four thousand or more per year (in the late 1980s and early 1990s) to no more than a few hundred in 2000-2005. The average

number of days children live in shelters has risen to 350 in 2005. (In New York City, the majority of city shelters housing children are leased hotels.)

2005 Basic facts about homelessness (in New York City).

http://www.coalitionforthehomeless.org/advocacy/basic_facts.html/#basic_facts

"In January 2005 some 36,600 homeless men, women, and children were sleeping each night in the New York City shelter system, including 15,100 children, 12,700 adult family members, and 8,800 single adults. Thousands more sleep on city streets, park benches, and subway trains....Over the past seven years, the number of homeless families sleeping in New York City shelters and welfare hotels has increased by 95 percent, from 4,429 families at the end of January 1998 to 8,722 families at the end of January 2005."

2003 History of modern homelessness in New York City. (March 2003)

<http://www.coalitionforthehomeless.org/downloads/NYCHomelessnessHistory.pdf>

2000 Resources: commercial hotels and commercial SROs.
Family shelters.

Several of the commercial hotels and SRO hotels listed as affordable in this 2000 guide have been converted or demolished by 2005.

Coalition on Homelessness, San Francisco's Housing Work Group

2001 The end of speculation and the strengthening of community:
mutual housing as one solution.

"In 1998 and 1999 a epidemic of suspicious fires swept through several Single Room Occupancy (SRO) hotels destroying hundreds of apartments. SRO's are often the last resort for people living in poverty. Originally intended for single men, many families are turning to these cramped (sometimes as small as 5'5") quarters for shelter. Hotel operators often kick tenants out every 28 days, a practice dubbed musical rooms, in order to deny residency protections under the Rent Code." ...
"Currently, San Francisco master-leases Single Room Occupancy (SRO) hotels as a method of stabilizing the buildings. The program has been successful in that it is designed to prevent "musical room" evictions which are designed by landlords to prevent tenants from being protected by the Rent Ordinance. In Chicago, the master lease program has been used in an innovative way. The contract with the property owner includes an option to buy on the part of the city a non-profit housing provider. (In San Francisco, the city does reserve the right of first refusal in case the building is sold.) During the time of the lease, the capacity to cooperatively manage and run their own buildings is developed."

Collins, David

2001 New hotel. Conran Octopus.
This study examines the effects of architectural design on hotels in 15 cases studies of innovative designs worldwide.

Cook, Patricia M.

1995 Like the phoenix: the rebirth of the Whitelaw Hotel,
Washington History 7:1 (Spring/Summer 1995): 4-23.

Describes the conversion of the former Whitelaw hotel into housing.

Cook County (Illinois) Assessor's Office, Properties Department

2005 Class-2 SRO definitions and eligibility. Posted on:

<http://www.cookcountyassessor.com/>

2002 Bulletin Appendix: Class 2-SRO rent level requirements.

Quoted in Appendix A.

Common Ground

2003 The Times Squares

http://www.commonground.org/housing/times_square/index.asp/

Describes the Common Ground organization's renovation and conversion of a former hotel into supported housing.

Commonwealth of Massachusetts

1988 § 830 CMR 64G.1.1, Establishments subject to the room occupancy
excise (May 27, 1988).

http://www.massdor.com/rul_reg/reg/Old_REG_64g_1_1.htm

Definitions for lodging house and hotel are quoted in Appendix A.

Commonwealth of Virginia

nd Virginia Code, § 35.1-1. Definitions. 7. "Hotel".

Commonwealth of Virginia, Department of Health

2002 Administration of Regulations (March 2002) Sanitary regulations for
hotels. [http://www.vdh.state.va.us/oehs/food/regs/](http://www.vdh.state.va.us/oehs/food/regs/My%20Documents_HOTEL_Hotel20)

[My%20Documents_HOTEL_Hotel20](http://www.vdh.state.va.us/oehs/food/regs/My%20Documents_HOTEL_Hotel20)

Quoted in Appendix A.

Coolidge, Carrie

1998 Condos with room service, Forbes (June 7, 1998).

[http://www.millenniumptrs.com/](http://www.millenniumptrs.com/pressrelease.cfm?presscenter_index=108/)
[pressrelease.cfm?presscenter_index=108/](http://www.forbes.com/)

[http://www.forbes.com/](http://www.forbes.com/investmentguide/forbes/2004/0607/182.html)
[investmentguide/forbes/2004/0607/182.html](http://www.forbes.com/investmentguide/forbes/2004/0607/182.html)

"The hotel-condo lifestyle is now considered to be up there with the G5.... It's the

private jet of living." Hotel condos are generally around 25% more expensive than comparable non-hotel units, despite the fact that their conveniences, like concierges, routine maintenance and access to the gym, also raise the monthly maintenance charges. Over the past five years, hotel-managed apartment projects have sprung up in San Francisco, New York, Boston, Washington, D.C., and Miami. Whereas a three bedroom condo residence in the downtown Washington, D.C. Ritz Carlton only cost \$1.5 million in 1995, a three bedroom condo in new Boston Ritz Carlton hotel costs \$2.1 million and is subject to a monthly fee of \$2,197 and monthly property tax contribution of \$1,611. A three bedroom condo among the 66 in the "Mandarin Oriental" atop the Time Warner Center in Manhattan are priced at \$12 million. Other condo in hotel projects include the Starwood Hotels & Resorts' "St. Regis Residences" in San Francisco (42-stories/ 102 units); the 71 residential condo units in the "W Dallas Victory" hotel opening in 2007 and redevelopment of the MGM Grand Hotel in Los Vegas scheduled to open in 2006 as a condominium-hotel.

Cosgrove, Julia

2005 What does a homeless person need most? Barnard (Winter 2005): 4. Rosanne Haggerty, the president and founder of the Common Ground Community discusses the work of this non-profit housing and community development organization begun in 1990. Common Ground bought the 735 room Times Square Hotel, remodeled the building into 652 efficiency apartments with private baths and kitchenettes, and currently operates permanent housing for formerly homeless, low income, elderly or disabled tenants in the "Times Square" and 1,600 units of supportive housing Common Ground built elsewhere in New York City.

Davis, Kelly

2004 Maryland Hotel suit challenges City Council to take action, San Diego City Beat. <http://www.sdcitybeat.com/article.php?id=1031/> Discusses the recent court decision to exempt the Maryland Hotel from San Diego's historic December 1985 SRO (single-room occupancy) ordinance that recognized "at that point, 72 percent of the city's SRO units had been lost to developers who demolished the grungy old hotel buildings in order to erect tourist hotels, condos and upscale shops. The ordinance required that every SRO unit (room) a developer converts or demolishes must be replaced, one-for-one, elsewhere in San Diego. Comments on court decision to invalidate application of the SRO ordinance to the Maryland Hotel," a 200-plus room SRO slated to become a boutique hotel. Tenants were served 30-day eviction notices in December."

Dehavenon, Anna Lou

1996 Doubling up and New York City's policies for sheltering homeless families,
IN: Anna Lou Dehavenon (editor), *There's no place like home: anthropological perspectives on housing and homelessness in the United States*, Westport, Connecticut: Greenwood Publishing Group.

Dennison, Becky, Matley R., Mendizabal, Anisa, and White, Pete
 2001 Downtown women's needs assessment: findings and
 recommendations:
 a report of the Downtown Women's Action Coalition. Los Angeles:
 Downtown Women's Center.

The population surveyed were living in commercial and non-profit single room occupancy hotels, non-profit transitional housing, and mission shelters in an eight-block area immediately surrounding the Union Rescue Mission. The sample excluded literally homeless families living in cars, under freeway overpasses, in parks. and in alleys.

Between 1990 to 2000, the percentage of women among residents of Los Angeles' Skid Row increased from 17.7 percent to 32.2 percent and children from 1 percent to 15 percent while services and accommodations remained geared towards adult men rather than family women with children. The women surveyed ranged in age from 14 to 79 years. Median age was 44. The largest number of respondents identified as African American (63%) with the next largest categories being non-Hispanic white (13%) and Hispanic/Latina (11%). The majority of women had at least a high school education or GED. Most of the women (85%) had at least one source of income or public benefit.

Dennison, Becky, Mendizabal, Anisa and White, Pete
 2005 Many struggles, few options: findings and recommendations from the
 2004 Downtown Women's Needs Assessment
http://www.dwcweb.org/womenhomeless/Many_Struggles_Report.pdf/

The housing pattern of the women surveyed had been unstable during the past year; in the month before they were interviewed, about a third had stayed in a Skid Row hotel, motel, or SRO where they paid with their own money. Many (38.9%) had children under age 18 however only 46.4 % of those women currently had legal custody; the others had lost custody. Of those with legal custody, 72% had children under 18 living with them in the Skid Row neighborhood when interviewed; the others had made some alternative arrangements. The women surveyed in the Skid Row/Central City East neighborhood of Los Angeles in 2004 ranged in age from 19 to 80 years. Median age was 45. Respondents identified themselves as as African American (60.2%), non-Hispanic white (13.6%) and Hispanic/Latina (11.4%). The majority (63.8%) had at least a high school education or GED. Most of the women (84%) had at least one income source, most common of which were General Relief, Food Stamps, and Supplemental Security Income (SSI). Almost half (46.1%) had moved to Skid Row from another neighborhood in the City of Los Angeles and three quarters had moved from somewhere in Los Angeles County.

Dineen, J.K. and Ethan Fletcher
 2003 New SRO stirs dissent, hope on Sixth Street,
 The San Francisco Examiner (December 26, 2003).
http://www.examiner.com/article/index.cfm/i/122603n_sro/

"The new 154-unit Bayanihan House on the corner of Sixth and Mission streets is

the most expensive and luxurious single-resident-occupancy hotel The City has ever seen, with a price tag to match of nearly \$150,000 for each tiny room. Call it the Trump Tower of Sixth Street or a poor folks' Fairmont." Bayanihan House is owned by the San Francisco Redevelopment Authority, which purchased the site after a fire destroyed the 180 room Delta SRO hotel. "It was then developed by the Tenants and Owners Development Corporation, a nonprofit group. Of the project's total cost (\$22 million), \$14 million was supplied in federal tax credits by the Fanny Mae Foundation and through the Enterprise Social Investment Corp. The rest of the funds came from the redevelopment agency's seismic-retrofit loan program.... Those lucky enough to land a \$485-a-month room in the Bayanihan are ecstatic." "I'm going on one week here and it feels like home already," Ward Loggins said, a 45-year-old San Francisco native (who) was picked as a tenant (from 3000 applicants).... "These people really care, and there's something here and the way they devote themselves to the job. It's the kind of place I was hoping and praying for because I needed to start over again."

District of Columbia

nd The District Of Columbia Municipal Regulations,
Chapter 10, Rooming houses; Chapter 11, Boarding houses,
<http://www.abfa.com/dcdocs/dcmrlist.htm/>

2002 District of Columbia Municipal Regulations 330.6; § 3104.1 and 3104.3 of Zoning Regulations effective May 12, 1958; as amended by: Final Rulemaking published at 28 DCR 3482, 3494 (August 7, 1981); Final Rulemaking published at 29 DCR 4913...incorporating by reference the text of Proposed Rulemaking published at 47 DCR 8335, 8359. Final Rulemaking published at 49DCR 2750 (March 22, 2002) updating October 20, 2000]

Dolbeare, Cushing

1996 Housing policy: a general consideration,
IN: Homelessness in America. Oryx Press.

Estimates that between 1970 to the mid-1980s one million single room occupancy units were demolished.

Downtown Women's Action Coalition

2005 Needs assessment for Skid Row women. DWAC: Los Angeles,
California.

The women surveyed in 2004 ranged in age from 19 to 80 years. Their median age was 45. Respondents identified themselves as African American (60.2%), non-Hispanic white (13.6%) and Hispanic/Latina (11.4%). The majority (63.8%) had at least a high school education or GED. Most of the women (84%) had at least one income source, most common of which were General Relief, Food Stamps, and Supplemental Security Income (SSI) or public benefit.

2001 Needs assessment for Skid Row women. DWAC: Los Angeles, California.

The women surveyed in 2000 ranged in age from 14 to 79 years. Median age was 44. Largest number of respondents identified as African American (63%) with the next largest categories being non-Hispanic white (13%) and Hispanic/Latina (11%). The majority of women had at least a high school education or GED. Most of the women (85%) had at least one source of income or public benefit.

Dyrness, Grace Roberts, Thompson, Mia, and Peter Spoto

2003 Crisis in the streets: homeless women and children in Los Angeles. A feasibility study for the Union Rescue Mission. Los Angeles: University of Southern California, Center for Religion and Civic Culture. (December 2003) Posted in 2004 as:

[2004] http://www.usc.edu/schools/college/crcc/private/docs/publications/crisis_full.pdf

In Los Angeles' Skid Row neighborhood immediately around the Union Mission, over 98 per cent of housing stock is multi-family, and 91 per cent are single rooms. Home ownership is practically non-existent and most residents rent in hotels. "Statistics cannot convey the situation faced by women and children living in these hotels."

Eckert, J. Kevin

1980 The unseen elderly: a study of marginally subsistent* hotel dwellers. San Diego State University: The Campanile Press. (*stet in original)

1979a The unseen community: understanding the older hotel dweller, Aging, 291-292 (January-February 1979): 28-35.

1979b The social ecology of SRO living, Generations, 22-23 (Winter-Spring 1979): 123 -130.

Eckert, J. Kevin and J. Haug

1984 The impact of forced residential relocation on the health of the elderly hotel dweller, Journal of Gerontology 39 : 6 :753-755.

Erickson, R. J., and J. Kevin Eckert

1977 The elderly poor in downtown San Diego hotels, The Gerontologist, 17: 5: 440-446.

The gerontological research of Eckert and his colleagues, Erickson and Haug, documented the lifestyles of elderly people privately paying to live in hotels in the late 1970s.

Ernst and Young LLP

2005a Hospitality industry's top 10 thoughts for 2005. Industry briefing. (January 5, 2005).

2005b 2005 National Lodging Report.

Reports condo hotels are enjoying a Renaissance with projects in Florida, Chicago, and Manhattan. Condominium-hotel debt is largely "outsourced" to individual investor equity or mortgages from unit purchasers. Condominium-hotel units offer owners vacation homes or "*pied a terres*" with the services and amenities of high-end hotels. When not using their units, owners may opt to place them in a rental program that helps to defray the cost of ownership and may produce a profit.

Fagan, Kevin

2005 Fewer homeless people on streets of San Francisco:
28% drop since fall of '02, but other counties report higher numbers,
San Francisco Chronicle (Tuesday, February 15, 2005).

<http://www.sfgate.com/>

[cgi-bin/article.cgi?file=/c/a/2005/02/15/MNGTKBB7311.DTL](http://www.sfgate.com/cgi-bin/article.cgi?file=/c/a/2005/02/15/MNGTKBB7311.DTL)

Provides impressions of the decline of street homelessness, attributing this to San Francisco's initiation of converting SRO hotels into permanent housing.

Federation of Citizens Associations of the District of Columbia

2002 DCRA to get a grip on rooming houses and other small businesses,
Federation News 8: 5 (February 26, 2002).

<http://www.dcwatches.com/federcit/fed0202.htm#/>

DCRA%20to%20Get%20a%20Grip

Profiles the city's response to illegal rooming houses.

Fike, Adam

1999 GWU to convert Howard Johnson's hotel into dorm,
Washington Business Review (May 28, 1999).

Fletcher, Ed

2005 City weighs fate of low rent hotels, Sacramento Bee
(February 10, 2005). Posted as:

<http://www.knowledgeplex.org/news/72663.html/>

Intersperses cameos of the residents of Sacramento's downtown hotels with a discussion about Sacramento's remaining SRO hotels. A woman, 74, has been living for 12 years in the Hotel Berry ever since her Chevy Citation died; a man in his 20s on SSI disability wandered into the Marshall Hotel during a layover of his bus trip to Reno in January and stayed; a man, 70, moved into the Hotel Shasta (which the city renovated in 1994) after the Biltmore Hotel closed. "The word "hotel" in many of the SROs' names is a bit misleading. While some offer rooms for the night, SROs serve as their tenants' primary residence and most accept only monthly stays. Check-in requirements vary widely, but the hallmark of an SRO is the tenant's ability to get a room fast, without much fuss. Renting from about \$300 to \$500 a month, rooms don't offer much as far as amenities or space..." At the Shasta Hotel, near 10th and K streets, rooms measure about 100 square feet and guests share bathrooms, showers and cooking facilities. ...A room at the Hotel Berry ...was a little

larger than those at the Shasta and offered a minimalist bathroom, with a sink, toilet and shower. ..On the plus side, rooms renting for \$45 a night offered satellite television.”... "Over the past five years, the Biltmore, Royal, Clinton and Flagstone have closed, taking 190 SRO (hotel) beds out of the market. About 890 SRO beds remain downtown, according to a 2000 inventory of residential hotels by the Sacramento Housing and Redevelopment Agency.

Of those, 673 are located between J and L and Seventh and 12th streets, the corridor the city is targeting for redevelopment. It's an area where SRO (hotel) residents can often be seen socializing or smoking with friends outside their hotels, in part because the facilities don't allow in-room guests or charge a stiff guest fee.”

Foley, Dylan

1998a Hellish conditions at Single-Room Occupancy hotels,
Body Positive 11: 8 (August 1998).

<http://www.thebody.com/bp/aug98/sro.html/>

Reports harassment of the four remaining clients of New York City's Department of AIDS Services and Income Support ["DASIS"] in the California Suites SRO hotel in Manhattan, where DASIS once housed 100 clients. The hotel was gut rehabbed in 1997 and reopened in July 1998 as a boutique hotel, charging tourists \$80 to \$120 a night. In January 1998, 33 commercial SRO owners housing DASIS clients organized a boycott of new referrals claiming DASIS owes them \$3 million in back rent. "DASIS routinely pays rents as high as \$1200 a month for rooms that do not have bathrooms and are less than 100 square feet." ["DASIS" is known as "HASA" as of 2005.]

1998b Single-Room Occupancy hotels: possible solutions
and alternatives, Body Positive 11: 9 (September 1998).

"The SROs are far from emergency housing -- people stay in them for years." The city's AIDS agency spends \$900 to \$1200 a month to rent "commercial SRO" hotel rooms for clients without services for the residents. "For the same or less money, the city could have (them in) supportive housing".

Gallagher, Mary Lou

1993 A small room at the inn, Planning (June 1993): 20-25.

San Diego is leading the nation in the construction of single room occupancy housing for low-income people. San Diego has 18 hotels with 2,262 new rooms, and another nine with 388 rooms renovated." The city invested \$4.7 million ...combined with \$33.7

million of private investment to implement recommendations the City's senior housing planner's task force. The task force was convened in response to outcry "after 60 persons were made homeless by the demolition of their SRO for a parking lot; previously 1,247 SRO units had been demolished. The task force found that the transient hotel population is diverse, including working poor, elderly, and persons who

sometimes lived on the street. Some persons had lived in the same room 10 or more

years. The task force urged the city to enact code changes, such as classifying buildings as commercial hotels rather than multifamily residential, thus reducing a number of code barriers; and to provide financial incentives."

Gary, Bob Jr.

2005 Chattanooga, Tenn., hotels welcome Hurricane Katrina refugees, Chattanooga Times/Free Press (Chattanooga, Tennessee) and Knight-Ridder/Tribune Business News (September 1, 2005).

Georgia (State of)

2004 Georgia Landlord/Tenant Handbook
<http://www.dca.state.ga.us/housing/HousingDevelopment/programs/downloads/landlord/rntlpropmgmt.html>

Georgia Department of Human Resources

nd Chapter 290-5-18 Rules of the Department of Human Resources
 The is the source of Georgia's definition of a tourist court quoted in Appendix A.
 Also see County posting at <http://www.nwgahealth.com/env/bartow/tourisct.htm/>

Gordon, Ed

2005 Atlanta hotels fill up with Katrina refugees, National Public Radio.
 (September 1, 2005)

Reported that evacuees from Hurricane Katrina heeding forecasts that Katrina might hit as far east as Alabama headed inland to Atlanta and filled smaller hotels and motels.

Gilley, Brian

2001 Ethnographic social network tracing among Native American men in Oklahoma. Census 2000 Ethnographic Evaluation Report 2.
 Final report for purchase order contract 43 YA BC- 031738.

Traces a social network of American Indian men involved in a ritual society dispersed across the West. Generally, the men welcomed visitors and newcomers and were themselves welcomed in the homes of other members of the society or clients when they traveled. They related to those staying for months as contributing room mates and short term guests as honored visitors. After members tired of one man's exploitation of their hospitality, he moved into a YMCA. Members of the social network occasionally rented cabins to gather with others traveling from society chapters to rural sites of ritual importance.

Gregor, Alison

2005 Hotels check in condo buyers, The Real Deal 3: 1 (January 2005).
http://www.therealdeal.net/issues/January_2005/1105450441.php/

Reports on condos in hotels and conversion of former hotels into condominium apartment buildings in New York: ..." the venerable Pierre and the stately Carlyle hotels have long been in the apartment selling business – one triplex at the Pierre

recently listed for an astounding \$70 million. In 2001, the developers of the top-floor residences at the Ritz Carlton Hotel at 50 Central Park South started a trend that rapidly gained momentum as travel dwindled after the Sept. 11 terror attacks, causing luxury hotel revenues to plunge...The Plaza, at Fifth Avenue and Central Park South, and the nearby St. Regis, at 2 East 55th Street on Fifth Avenue, are expected to fetch prices of as much as \$2,000 a square foot for their planned top-floor residences." Plans are also "in the works to create luxury condominiums among the hotel rooms at the Stanhope Park Hyatt at 995 Fifth Avenue, the Sheraton Russell Hotel at 45 Park Avenue, and the Gramercy Park Hotel at 2 Lexington Avenue; to intersperse 65 co-op units in the 27 floor Inter-Continental Hotel at 110 Central Park South; and to convert the old Windsor Hotel at 100 West 58th Street entirely into condominiums and the 373-room Empire Hotel at 44 West 63rd St into to 125 condominiums."

Gorta, William J.

2002 The Aladdin is a throwback to welfare hotels of the past,
New York Post (March 11, 2002).

"The city's Department of Homeless Services has rented all (137) rooms at the Aladdin Hotel on West 45th Street off Eighth Avenue to house homeless families without children... one of 40 hotels ...the city uses to house the homeless, but the first in Midtown since the closure of (the) notorious welfare the Holland and the Martinique - now a Holiday Inn." The "Deputy Commissioner of the Department of Homeless Services (said). "We have 7,000 families in our system - a record number - and we were happy to get this building...(The) department is under a court order to provide a homeless family with shelter within 24 hours after intake."

Groth, Paul E.

[1994] Living downtown: the history of residential hotels in the United States.
1999 University of California Press. (Second, paperback edition.)

Groth's history covers the period between 1800 to 1980. "People live in hotels full time throughout the United States when living in residential hotels was a well established throughout the country. Americans have been living in hotels "for more than 200 years, often choosing hotel living over other housing options.... In 1990, between 1-2 million people lived in hotels, more than in public housing and in San Francisco, 270,000 hotel homes were 10% of housing....In boarding houses, tenants rent rooms and proprietor puts food on a common table; in private room houses or lodging houses, tenants rent rooms and obtain food elsewhere..." Groth, an architect, focuses on residential hotels in San Francisco and political and economic factors leading to the decline of residential hotels and kindred accommodations in cities and the resultant "hotel housing" crisis.

Haaga, Claire et al.

1997 Re-inventing the image of SRO projects - single-room occupancy,
Real Estate Weekly (January 8, 1997).

The president of Housing and Services, Inc. details HSI's SRO housing projects in

Manhattan. HSI began by renovating the "landmark" Cecil Hotel on West 118th Street in Harlem hotel which had been vacant for 10 years, reopened in 1988 for 115 formerly homeless. With a loan from a commercial bank, later purchased as a fixed rate mortgage investment by the New York City Pension fund insured by the State of New York Mortgage Agency (SONYMA), HSI purchased and renovated the Narragansett SRO hotel on Manhattan's Upper West Side as supportive housing for 100, 60 of whom are HIV positive. HSI recently bought the Kenmore SRO hotel, renovating to create larger efficiency apartments with kitchens and baths.

Halasz, Piri

nd The Gerswin Hotel. Lingo 7.

<http://www.cultureport.com/newhp/lingo/authors/halasz.html/>

Profiles the transformation of a former welfare hotel in Manhattan on 27th Street east of

Fifth Avenue, renamed the Gershwin, charging \$75 to \$100 a night for a single and \$22

a night for a shared room. The Gershwin has attracted resident artists and serves as the home base for musicians when not on the road performing.

Hawaii (State)

2005 Hawaii Revised Statutes §467-1 Definitions, Hotel. Effective July 1, 2006, amending "§514A-3" changed to "§514B-3". Law 2004, Chapter 164, §13; Law 2005, Chapter 93, §7.
<http://www.capitol.hawaii.gov/>

1997 Hawaii Revised Statutes (HRS) Hawaii Transient Accommodations Law

HRS § 237 D-1 Definitions; HRS § 237 D-3, Exemptions. Effective September 15, 1997. Posted as:

<http://www.mauimapp.com/government/hrs237d.htm>

Defines laws for letting, leasing, or renting in hotels and other accommodations and exceptions.

Hawaii Revised Statutes Volume 10, Chapter 0436, Sub-Chapter 074 §467-30. Registration, bonding, and other requirements for condominium hotel operators.

http://hrscurrent/vol10_ch0436-0474/hrs_0467-0001.htm/

practices Hawaii Revised Statutes HRS §445-95.2 Unfair and deceptive

(in the rooming house business) defined.

<http://www.capitol.hawaii.gov/>

hrscurrent/vol10_ch0436-0474/hrs0445/hrs_0445-0095_0002.htm

Hevesi, Dennis

2002 On the New Bowery, down and out mix with up and coming,
New York Times (April 14 2002). As posted by Common Ground:
[http://www.commonground.org/
org_info/media/articles/2002-04-14/](http://www.commonground.org/org_info/media/articles/2002-04-14/)

Updates fast moving real estate developments in the Bowery: the non-profit housing provider Common Grounds purchase and renovation of the Andrews cubicle hotel at 197 Bowery, while at 199 Bowery, the Washington-based Carlyle Group is constructing a new 12-story luxury rental residential building -- 65 studio, one-bedroom and two-bedroom apartments called "NoLiTa Place" (short for "North of Little Italy".) New owners plan to develop the Prince Hotel at 218 Bowery, purchased in December 2000 for \$2.2 million -- "even though, at the time, 53 of the building's 195 cubicles still housed elderly lodgers" (protected by the hotel stabilization laws)...."Between attrition and buying some out, ... down to 26." In the renovated building next door to the Prince, the duplex, 2,400 square foot penthouse rents for \$5,500 a month and, for the 2,000 square foot apartment below it, "they got \$4,500."

Hoch, Charles

1989 New homeless and old: community and the skid row hotel.
Philadelphia: Temple University Press.

Argues the old SRO hotels served a positive function and that their demolition precipitated the crisis of urban homelessness in the late 1980s.

Hogan, Howard through Kirk M. Wolter

1987 1988 PES Decision Memorandum 1 (December 23, 1987).
Internal document, United States Bureau of the Census.

Hotel and Motel Management (HM&M)

2005 2005 Hotel & Motel Management's 2005 limited-service-hotel-chain survey. (February 10, 2005) Pdf posted on Hotelmotel.com.

Ranks 51 limited service hotel "chains" discriminated by brand and listing parent companies, franchise/ownership/management type, number of guestrooms and properties, average daily rate and occupancy, RevPAR, expansion plans for 2005 (if any), and email contact or website based on information as of the end of 2004 or late fall 2004. Used as the source (if so noted) for the number of properties and units of brands for which no updated direct company information was available in Appendix B, Brands.

2004a 2004 Limited Service Hotel report. (February 2, 2004). Posted on
HM&M's Hotelmotel.com website.

Lists hotel chains by their rank as of December 2003 which the organization defines as "limited service" brands priced at "economy" to "mid-scale" levels without food and beverage services. Days Inn is ranked first (as in 2003); Hampton Inns replace Super 8 Motels in second place; Comfort Inn ranks, 4th; Holiday Inn Express 5th.

2004b Top Hotel Companies, 2004. Posted on Hotelmotel.com.
These reports are among the sources for Appendices B and C.

Howard Johnson

nd History. Posted as:
[http://www.hojo.com/HowardJohnson/
control/home?sid=0&pop=no](http://www.hojo.com/HowardJohnson/control/home?sid=0&pop=no)

By 1961, there were 88 franchised Howard Johnson Motor Lodges in 33 states and Bahamas and 605 restaurants, 265 operated by the company and the others, franchised. The brand's popularity was displaced by more modern style Ramada, Holiday Inn, and Marriott brands. In 1979, the Howard Johnson brand and the chain and franchises for 1,040 restaurants and 520 motor lodges operated under the brand were acquired by Imperial Group PLC of Great Britain. In 1990, the Howard Johnson name, franchising system, and owned properties were sold to HJ Acquisition Corporation. This subsidiary of Hospitality Franchises Systems Inc. ("HFS") was renamed Howard Johnson International. HFS merged with other companies emerged as CENDANT in 1997.

Hsu, Spencer S. and Elizabeth Williamson

2005 Housing promises made to evacuees have fallen short,
Washington Post (October 2, 2005). As published in the
Congressional Record posted as:
[http://thomas.loc.gov/
cgi-bin/query/F?r109:3:./temp/~r109A7Fsl:e36629:](http://thomas.loc.gov/cgi-bin/query/F?r109:3:./temp/~r109A7Fsl:e36629:)

Humboldt County (California)

2000 Zoning Chapter 4 § C and D (replacing former § INL#312-51;
Ordinance 519, § 248 of May 11, 1965) as amended by Ordinance
2214 on June 6, 2000.
[http://www.co.humboldt.ca.us/
planning/zoning/zoning/ch4secCD.htm/](http://www.co.humboldt.ca.us/planning/zoning/zoning/ch4secCD.htm/)

Humboldt County's definitions of a "dwelling unit", "hotel", and "boarding house" are quoted in Appendix A.

Illinois Legislature

2006 House Bill 2047 Engrossed LRB094 02756
RXD 32757 b § 5,. Hotel; 35 ILCS 145/2 from Chapter 120, paragraph
481b.32 Amends the Hotel Operators' Occupation Tax Act. 35 ILCS
145/2 From Ch. 120, Par. 481b.32

Quoted in Appendix A. This 2006 Bill proposes changes to expand the definition of hotel and imposition of hotel tax on certain private clubs. Quoted in Appendix A.

Ingram, Paul L.

1996 The rise of hotel chains in the United States, 1896-1980.
New York : Garland Publishers.

Documents the strategies and organizational structure of hotel/motel "chains" (including brand franchising systems) from the perspective of management science.

Ingram, Paul and Joel A. Baum

1997 Chain affiliation and the failure of Manhattan hotels, 1898-1980
Administrative Science Quarterly 42: 68 - 102. Posted
by Cornell University and the Gale Group as:
[http://www.findarticles.com/p/
articles/mi_m4035/is_n1_v42/ai_19586842](http://www.findarticles.com/p/articles/mi_m4035/is_n1_v42/ai_19586842)

Defining "chains" as both owner-operated and brand franchise systems, and chain components as individual hotels and businesses serving the chain (brand), the authors examine six hypothesis. In 1898, one hotel chain operated a single hotel in Manhattan; through 1980, 103 different hotel chains operated one or more components in Manhattan. Affiliation with "chains" initially ramps up the knowledge and sophistication of a hotel component, which degrades with duration or after separation.

Iowa

nd Iowa Code, Chapter 422A; 701-105.3 Tax base.

1987 Iowa Code, Chapter 103.1(2) Rooms; 105.3(1) (Exceptions)

1999 Iowa Code, Chapter 137C Hotel Sanitation Code 137C.2 Definitions
1 Bed and Breakfast Inn, 4 Guest Room, 5 Hotel
<http://www.legis.state.ia.us/IACODE/1999/137C/2.html/>

Quoted in Appendix A.

Isay, David, and Stacy Abramson, with photographs by Harvey Wang

2001 Flophouse. New York: Random House.

Isay and Anderson excerpt oral histories of 50 older male residents of four Bowery hotels audio recorded between 1998-2000. This respectful, non-fiction account of the men's lives expands upon the authors' 1998 audio portrait of residents of the Sunshine Hotel to three other hotels and adds Wang's photographs of the men and their abodes. One resident of the Andrews Hotel describes his hotel neighbors as "just fellows waiting to die..." whom he loves, even if they are old, lazy and drunk. An immigrant living at the White House Hotel since 1994 hopes to get out: "I'll be out of here sooner or later — maybe two months, maybe two years. If I don't think so, I would kill myself right now. Right now."

Jakle, John, Sculle, Keith and Jefferson Rodgers

[1996] The motel in America: the road and American culture.
Baltimore, Maryland: The Johns Hopkins University Press

2002 The motel in America. (Paperback edition, February 1, 2002)
The authors type motels by how public and private spaces are clustered. "Tourist

court” cottages – the first commercial step up from auto camps– present the greatest variety, with private units aligned in a row, in a U shape, or organized around features. The authors term “motor courts” an “integrated type” with private units either in rows or facing out from U-shaped buildings. What the authors call “motels” *per se* arrange units in a row, or an L-shape, or attach units in a narrow U-shaped building. They call “highway hotels” those structures which arrange private units in rows (some multistoried) or in a cruciform pattern so that the (main entrance) building can have a hallway without private entrances. The authors contrast Holiday Inn and Imperial 400 chains. Wilson opened his first Holiday Inn in 1952 then three more on main roads near Memphis; by 1958, Wilson’s company (owned 50 and) was operating 79 Holiday Inns within one day’s drive of Memphis. By the early 1970’s, the chain claimed a new Holiday Inn was opening every 52 hours; by 1972, the company had franchised 1,405 and in 1993, when Wilson sold out, his company owned and operated 1498 Holiday Inn motels. Holiday Inns were typically “two story structures organized around a central recreational courtyard –often with pools– in a U or L shape. A dedicated building contained public areas: a lobby, a restaurant, meeting rooms, and managers’ offices. Exterior walls of guest-rooms were “made almost entirely of large glass panes, metal sheathed doors, and metal frames” to “strike a modern appearance.” From the beginning, Holiday Inns offered and continuously added conveniences and services for guests and were child and pet friendly. The Imperial 400 chain began in 1959 with a different business model. The central company built the motels then entered into partnerships with local owners who who bought a half interest in the property and operated the business. Jakle et al praise the Imperial 400s for their “ideal place product packaging”: All members of the chain were expected to operate in exactly the same way.” The motels’ design, signs, services and format were standardized. Imperial 400 motels had distinctive gull-wing shaped roof over the building containing the lobby and owners’ residence. Private units were on two floors in U shaped buildings. Imperials were “limited service” motels without restaurants or meeting facilities. The Imperial 400 chain grew fast, but was bankrupt in 1965, and by 1987 when the chain was sold, only 85 motels were still in business.

Johnson, Timothy P. And Mark E. Barrett

1991 Homelessness and substance abuse in Cook County. A report prepared for the Department of Alcoholism and Substance Abuse, State of Illinois. Chicago, Illinois: Survey Research Laboratory.

This Chicago survey conducted in 1990, separately compares a sample (N=237) interviewed in emergency shelters characterized as literally homeless and a sample (N=214) in single room occupancy hotels, on the grounds that the population “at risk” of homelessness “might include individuals staying in SRO hotels. Here, the “at-risk” definition becomes even more problematic, since some individuals in SROs may in reality be literal homeless who have earned enough from day labor to rent a room for a single night, whereas other SRO occupants should not qualify as being “at risk” for homelessness, given that they have stable jobs and residence in the same SRO hotel room for many years....(:8) Compared with the shelter sample, the SRO

sample was much more likely to be currently employed full time (36 vs 7.3 per cent)" (:9) ... part time (10.7 vs 6.2 per cent, or working day labor for room and board (3.7 vs. 0.4 per cent (:19)]. The proportion of the SRO sample reported they earned \$5000 or more last year also was much greater than for the shelter sample (74.5 vs 31.6 per cent)" (:20)... People in SRO hotels "interviewed were generally satisfied with their hotel as a place to live. Almost half (49 per cent) were somewhat satisfied, and 27.6 per cent were very satisfied. Less than one quarter were either somewhat dissatisfied (14 per cent) or very dissatisfied (9.5 per cent). Less than half the SRO residents (44.3 per cent) indicated that they had ever been without a room, apartment, or houses of their own in which to live....Most SRO residents (56.4 per cent) indicated that getting enough food to eat was never a problem for them....During the past 30 days, SRO residents were most likely to have received their meals from the following sources: food that they had bought and cooked themselves and food purchased in non-fast food restaurants (75.8 per cent each), fast food restaurants (63.5 per cent) and from friends and relatives (43 per cent)." (:23). More subjects interviewed in single room occupancy were "white" (33.7 v 12.5 per cent) and male (77.5 v. 45 per cent) (:18) than in the shelter sample.

Kentucky (State)

nd Kentucky Administrative Regulations
902 KAR 45:006 Kentucky bed and breakfast (4).
<http://www.lrc.state.ky.us/kar/902/045/006.htm/>

Quoted in Appendix A.

Kershaw, Sarah

2000 New life for a welfare warehouse, The New York Times
(March 29, 2000).

In the mid-1980s, the "14-story Prince George" (on 28th Street) was the country's largest homeless shelter for families, housing as many as 1,600 children and adults... Like other 19th- and 20th-century Beaux-Arts buildings, the hotel's life cycle went from a crack-infested welfare hotel and notorious homeless shelter closed by court order in 1990 to idle vacant ...real estate to its latest incarnation renovated by the non-profit Common Ground into 416 subsidized apartments housing the homeless, AIDS patients, and recovering addicts....Tenants...receive federal rental subsidies and pay 30 percent of their income in rent.. More than 1,700 people applied... The Prince George apartments brings to 5,548 the number of supportive housing units the city has added to the low-income housing pool in the last few years, with another 1,200 under construction, officials said."

Kitner, Kathi R.

2001 Ethnographic social network tracing of South Atlantic fishermen.
Census 2000 Ethnographic Evaluation Final Report 5. Final report
for Memorandum of Agreement 91-00-MOA-01 between the Bureau of
the Census and National Marine Fisheries Service of the United States

Department of Commerce. South Atlantic Fishery Management Council.

Traces a social network of fishermen. The most highly mobile stayed where they could in between trips--renting motel rooms if their cut from the sale of the fish catch was high enough, or else staying with local friends, or sleeping on docked boats.

Koebal, C. Theodore

1995 The tortuous path to nonprofit development. Center for Housing Research, Virginia Polytechnic Institute and State University. Posted as:

<http://www.arch.vt.edu/caus/research/vchr/pdfreports/torturous.pdf>

Case study of the conversion of the vacant Hotel Warwick in Newport News, Virginia, built in 1883 into a SRO hotel for the formerly homeless (95-6; 22 pages).

Koegel, Paul, et al.

1996 The causes of homelessness, IN: Homelessness in America. Oryx Press.

Point to the demolition of "SRO housing" as root cause of surge in homelessness - between 1970-1982, New York City lost 87% of its stock of SROs renting for \$200 per month or less, the "cubicle hotels" of Chicago were "totally eliminated" and by 1985, Los Angeles had lost more than half of its downtown SROs.

Kozol, Jonathan

1988 Rachel and her children: homeless families in America. New York: Fawcett Columbine.

This account of conditions families endured in New York "welfare hotels" rallied reforms.

Lakefront Single Room Occupancy Corporation (Chicago)

2003a (Website): <http://www.lakefrontsro.org/index.html>

2003b Harold Washington - Morland Hotel
<http://www.lakefrontsro.org/harold.html/>

2003c Lakefront Supportive Housing 2003 Annual Report.
http://www.lakefrontsro.org/annual_report.pdf/

2003d Tenant profiles
<http://www.lakefrontsro.org/tenant.html/>

2003e South Loop Apartments
<http://www.lakefrontsro.org/south-loop.html/>

Lakefront, a leading developer and provider of subsidized permanent housing in Chicago, characterizes its properties and tenants in these web pages. Lakefront's original projects converted former hotels into SRO housing; their current projects are new construction low income apartment buildings.

Lake View YMCA (website)

nd <http://www.lakeviewymca.org/>

Levavi, Peter

1996 Citywide CDCs: Chicago CDCs increase efficiency,
National Housing Initiative Newsletter (May/June 1996).
<http://www.nhi.org/online/issues/87/citywidecdc.html/>

Describes renovations and construction of new SRO housing in Chicago by the Lakefront SRO Corporation and Century Place Development Corporation (CPDC).

Levine, Gerald M. and Donald S. Snider

1985 Analysis of new law designed to curb reduction of SROs,
New York Law Journal (August 7, 1985).

Lewis, James

2003 Evaluation report of the Lakefront SRO Near South Employment
Center.
Chicago, Illinois: Institute for Metropolitan Affairs, Roosevelt University.

Evaluates Lakefront's program to train and hire tenants in the SRO buildings the organization developed and manages.

Liberty Hill Foundation

2005 Far from Skid Row they long to go, Connexus 28:4.
http://www.libertyhill.org/common/publications/connexus/vol28_issue4/cnx28_4_farfromskidrow.htm

The Downtown Women's Action Coalition (DWAC), a coalition of 20 homeless service providers which include Liberty Hill grant recipient, the L.A. Community Action Network (LA CAN), released findings of its most recent needs assessment of homeless women on Skid Row and conclusion: "The number of homeless single women and families has continued to dramatically increase, but housing and services - all originally designed for men -- are still woefully inadequate." DWAC summarized characteristics of women living on Skid Row hotels, missions, and streets who were interviewed for this 2005 assessment: Almost all were born in the United States. The majority have at least a high school education or equivalent. The women's ages range from 19 to 80 years old and 40 percent have children under the age of 18. Their median income is \$221/month.

Link, Blenda

2005 City moving to enforce ordinance, Thomasville Times Enterprise.
<http://www.timesenterprise.com/content/1/5321/City+moving+to+enforce+ordinance.htm>

The city government of Thomasville, Georgia, believes there are as many as 13 boarding house operating illegally in 2005, four of which have been the subject of complaints. The city plans to issue an "informative brochure" outlining Thomasville's ordinances "defining the criteria boarding houses must meet if located within city

limits" as a first step toward enforcement.

Lipscomb, Robert E.

2001 A place in the sun.

<http://www.whatsupstl.com/Archives/issue3.2/sro.html/>

In St. Louis, former boarding houses and rooming houses that once packed the Souldard neighborhood are "long closed and torn down. Today, most rooming houses are located on the north side of the city, some operating on the sly under the radar view of licensing officials. Other large SRO's (single room occupancy) buildings such as the Mark Twain Hotel downtown, the Lincoln Hotel in midtown, and the Salvation Army's restrictive Railton Residence on 18th Street represent the last of a once common housing option for the city's poorer residents."

Lelchuk, Irene

2002 San Francisco homeless advocates push for permanent rooms in hotels,

San Francisco Chronicle (page A - 32, Wednesday, December 18, 2002).

"A report released by the Tenderloin Housing Clinic, which runs six existing residential hotels funded by the city, says taxpayers would get more bang for their buck if the city spruced up rundown hotels rather than expanded the shelters. Operating 1,000 hotel rooms would cost nearly 40 percent less than 1,000 extra cots in a shelter, or \$2 million less, according to the report."

Lobo, Susan

2001 American Indian mobility in the San Francisco Bay Area. Final report for purchase order contract 43-YA-BC-030121 submitted to the United States Bureau of the Census. Unpublished report.

"Doris", one of the chronically homeless Bay Area American participants who kept journals of where each went and slept and ate during the spring and early summer of 2000, noted when she and her husband "had money," they paid by the day or week to stay in a particular downtown hotel. After her husband stopped drinking, he "began staying consistently at a hotel" while "Donna" stayed on the streets. Other participants living mainly on the streets reported their stays in inexpensive motels outside town and additional downtown hotels. None of the participants in this research "were enumerated in the inexpensive hotels and motels where they often stayed."

Louisiana (State)

nd (1) Louisiana Civil Code, Article 3232 §6 Innkeepers, definition; Privileges of innkeeper...

2001a Louisiana Revised Statutes Title 20 §4. Governing bodies' authority to prohibit hourly rentals. Acts 2001, No. 920, §1.

1896 Louisiana Revised Statutes, Title 21, Hotels and Lodging houses, Chapter 1, Sanitary Conditions, §1. Bed linens
<http://www.legis.state.la.us/lss/lss.asp?doc=81989/>

Quoted in Appendix A.

Mahler, Sarah J.

2005 Suburban transmigrants: Long Island's Salvadorans IN: Héctor R. Cordero-Guzmán, Robert C. Smith and Ramón Grosfoguel (editors) Migration, transnationalization, and race in a changing New York. Philadelphia: Temple University Press.

1995 American dreaming: immigrant life on the margins. Princeton University Press.

Ethnography of undocumented Salvadoran and South American immigrants in a Long Island town documents how living in suburban homes illegally functioning as rooming houses and secretive doubling up in rental apartments contribute to structuring undocumented immigrants' marginality.

1993 Alternative enumeration of undocumented Salvadorans on Long Island.
<http://www.census.gov/srd/papers/pdf/ev93-27/>

The behavioral barriers identified as preventing a complete and correct enumeration of undocumented immigrants from Central and South America in the 1990 Census included "irregular housing" in illegal unregistered rental rooms in private homes cut into single room occupancy units and resistance to government (regulation) by the immigrant roomers' landlords. The full scale ethnography (Mahler 1995) provides more details.

Manning, Jason

2001 The eighties: the homeless.
<http://eightiesclub.tripod.com/id343.htm/>

"In New York City, tax abatements in the early '80s encouraged developers to replace flop houses with luxury condominiums. Similar urban policies had the same effect across the nation. Restrictions on the sale and rent rates of subsidized federal housing, approved in the 1960s, were expiring. Between 1974 and 1983, according to Harvard's Joint Center for Housing Studies, nearly 900,000 SRO (single-occupancy units) that rented for less than \$200/month were lost. The number of SROs in New York fell by 89%, from 127,000 to 14,000."

Marcelin, Louis Hems and Louise M. Marcelin

2001 Ethnographic social network tracing among Haitian migrant workers in south Florida. Census 2000 Ethnographic Evaluation Report 6. Final report for purchase order contract 43 YA BC- 033108.

Traces the residential arrangements of a crop harvesting crew made up of older Haitian immigrant farm workers both in their base community in south Florida and

during their seasonal work migration to contract work sites further north. In their base community, the participants in this Haitian social network took in or were themselves boarders; during their migrations and stays at harvest work sites, crews lived together in buildings rented in labor camps, in "farm worker" hotels, and some staying longer roomed in local houses.

Maryland (State)

and Maryland Administrative Code, Business Regulation, Title 15 Lodging 15-201.

Quoted in Appendix A.

Matloff, Judith

2002 Neighborhood is uneasy as hotel becomes a shelter, New York Times (July 7, 2002).

"The (170 room) Parkview Hotel (in Harlem) reopened as a youth hostel three and a half years... After September 11th, its occupancy rate shrank to 30 percent;.. The hotel's owner...decided to lease (the renovated rooms) to the Department of Homeless Services for \$60/night. "

McConahay, Mary Jo

2005 Chinatown Community Development Center, San Francisco, California. Marguerite Casey Foundation
http://www.caseygrants.org/pages/stories/stories_popup_chinatown.asp

Notes prevalence of Chinese families living in the 120 SROs originally built for Chinese single male immigrants in Chinatown, San Francisco.

McKay, Ruth

1992 Cultural factors affecting household coverage and proxy reporting in Hispanic (Salvadoran) households, IN: Proceedings of the Annual Meeting of the American Statistical Association, pages 614-618.

McKnight, Reuben

2002 The legacy of the Ozark ordinance, Preservation Seattle (on line magazine, October 2002).
<http://www.cityofseattle.net/commnity/histsea/preservationseattle/publicpolicy/defaultoct.htm>

After two deadly hotel fires, in 1970 Seattle retroactively amended the fire and housing codes; the laws known as the "Ozark Hotel Ordinances" required older hotels and apartments to upgrade, which owners could not afford. "As a result, thousands of low-cost housing units were lost, buildings were vacated, redeveloped or demolished, and the character of some of Seattle's oldest urban neighborhoods was forever

changed." By one estimate, 5000 low rent units were lost. Demolition and urban redevelopment claimed most Seattle SRO "skid row" hotels; by 1998, only four were left: the Alps, the Panama, the Publix, and the St. Regis.

Mead, Margaret, with an introduction by Sergei Alexandrovich Aruti
 [1951] Soviet attitudes toward authority, New York: Berghahn Books.
 2000 (New edition)

Mead, Margaret and Rhoda Métraux (editors)
 1953 The study of culture at a distance, (Researching Western
 Contemporary Cultures, volume 1).
 [2000] (re-publication) Bergan Books.

A collection based on study-at-a-distance methods analyzing aspects of the national cultures of China, Thailand, Italy, Syria, France, Germany, Russia, Romania, and Great Britain, the Soviet style of chess, Jean Cocteau's film *La Belle et la Bête*, and the cultural interpretations of Rorschach tests administered to Chinese subjects.

Michigan (State of)
 1972 Act No. 230 State Construction Code Act. Section 4 b.
 1913 Act 188 Hotels, Inns and Public Lodging Houses. (B) Hotels.
<http://www.legislature.mi.gov/>
 (g0gxmk45zqvzdl45atu1dy45)/mcl-427-1

Quoted in Appendix A.

Missouri Business Network
 2005 Lodging. <http://www.missouribusiness.net/iag/lodgings/>
 Missouri's state legal definition of lodging establishments posted on this page is quoted in Appendix A.

MKG Group
 2005 Global hotel chain ranking, 1995-2005, HRT Magazine 129
 (November 2005). Excerpt posted by Hospitality Trends.com
<http://www.htrends.com/trends-detail-sid-19308.html>

Ranks the 11 leading hotel groups (eg. 1=InterContinental, 2=Cendant, 3=Marriott, Accor, et al) by growth in the number of properties and guest units world wide in the decade between 1995 and 2005. Identifies Marriott International, Hilton, Accor, InterContinental and Choice as the groups which experienced the largest increases in capacity – Marriott's American group alone increasing its supply of rooms 2.5 times by 285,000 guest units. Signals "American economy hotels" as the most dynamic growth sector world wide. Lists "chains" which experienced "biggest increases in capacity in the past decade by the increase (up between 75-104 thousand) and net number of "rooms" world wide. Listed as "chains" are some brands (eg. Hampton Inns, Super 8, Ibis, Mercure, Marriott), sub-brands (eg. Express by Holiday Inn). Information is taken from the MKG DataBase which

contains a sample of “more than 40,000 hotels” with 1.1 million guest units worldwide.

Montoya, Martin Dale

1992 Ethnographic evaluation of the behavioral causes of undercount: Woodburn, Oregon. Final report for Joint Statistical Agreement 90-06 with University of Oregon. Ethnographic Evaluation of the 1990 Decennial Census Report 25 / PREM 208 (December 29, 1992). Washington, D.C.: Bureau of the Census.

[http://www.census.gov/srd/papers/pdf/ev92-25.pdf/](http://www.census.gov/srd/papers/pdf/ev92-25.pdf)

<http://www.census.gov/srd/papers/ps/ev92-25.ps/>

Describes a colony of immigrant Spanish-speaking Mexican farm workers living in a motel they turned into an informal “rural SRO”. Farm worker family groups, couples, and room mates occupied and cooked in all rooms in the property.

Murphy, H. Lee

2002 Roadside respite - hotels suffer in wake of 9/11, National Real Estate Investor (May 1, 2002).

In 2001 the number of hotel rooms increased 2.4% to 4.2 million rooms; in the “mid-scale segment without food and beverage” room supply rose 8.1% to 561,000 rooms. Development of limited-service hotels and motels surged in the 1980s; “many...built back then are nearing the end of their useful lives...Limited-service hotels that are five years old still seem new and fresh. But properties that are 12 and 15 years old have to worry....The architecture on a low-rise roadside hotel begins to look awfully dated after 15 or 20 years An old limited-service property typically doesn't lend itself to refurbishment like a big luxury hotel does. ..The architecture in high-rise hotels is more timeless.”

Murray, Nancy

2001 Ethnographic social network tracing among young adult seasonal workers.

Census 2000 Ethnographic Evaluation Report 4. Final report for purchase order contract 43 YA BC- 032735.

Participants the social network Murray observed lived in a lodge provided by their common employer at a national park where they worked before, during, and after 2000 Census field enumeration operations. This lodge, built and formerly used to accommodate park visitors, was effectively converted into their workers' quarters. The lodge was the domicile where each of them lived the longest (six to ten months) in the year 2000 and where they had repeatedly lived seasonally during prior years. “None acknowledged having tenure rights anywhere except temporarily and through their employment in remote rural locations or spoke of any “permanent” home”... once they entered their itinerant occupation.” The lodge and the young workers in this social network were not found enumerated. Although the lodge appears on pre-Census lists as a “Special Place” and “Group Quarters”, it is located in one of ten

contiguous blocks deleted from the Census enumeration case load in May 2000 along with other staff quarters, a hotel, cottages, cabins, and large camp ground.

Nash, Margo

1996 Times Square owner tries to oust tenants for tourists,
Tenant/Inquilino (October 1996). Posted as:

<http://www.tenant.net/Tengroup/Metcounc/Oct96/longacre.html/>

Longacre Hotel at 317 West 45th St ... was like the Barbizon, a place where young women from out of town found safe haven in the big city. Some of those women are still there. But they are no longer young, and the Longacre is no longer safe. The 163-unit single-room-occupancy hotel fell on hard times about 15 years ago..(its owner recently defaulted on the mortgage and the court sold the SRO hotel. The new owner is "fixing up the top floors...and renting the rooms to European tourists. Downstairs, he has been trying to force out the tenants including 80 or 90 Senegalese immigrants who call the Longacre home. ...There are only 83 units left at the Longacre with permanent tenants..."

Nassau County (Long Island, New York State), Office of the District Attorney

2005 Dillon announces welfare fraud sweep and calls for procedural
change. Press Release, March 15, 2005.

<http://nassauda.org/dawebpage/pressreleases/>

2005/Welfare%20Fraud%20Filing%20Charges%203-15-2005.htm

Seven individuals are criminally charged with submitting falsified receipts for stays in commercial motels reimbursed by the Nassau County Department of Social Services as housing assistance.

National Coalition for the Homeless

2002 Why are people homeless? NCH Fact Sheet #1.

Published by the National Coalition for the Homeless in September

2002

as quoted in : <http://www.nationalhomeless.org/causes.html/>

"A housing trend with a particularly severe impact on homelessness is the loss of single room occupancy (SRO) housing. In the past, SRO housing served to house many poor individuals, including poor persons suffering from mental illness or substance abuse.

From 1970 to the mid-1980s, an estimated one million SRO units were demolished (Dolbeare, 1996). The demolition of SRO housing was most notable in large cities: between 1970-1982, New York City lost 87% of its \$200 per month or less SRO stock; Chicago experienced the total elimination of cubicle hotels; and by 1985, Los Angeles had lost more than half of its downtown SRO housing (Koegel, et al, 1996). From 1975 to 1988, San Francisco lost 43% of its stock of low-cost residential hotels; from 1970 to 1986, Portland, Oregon lost 59% of its residential hotels; and from 1971 to 1981, Denver lost 64% of its SRO hotels (Wright and Rubin, 1997). Thus the destruction of SRO housing is a major factor in the growth of homelessness in many cities."

National Trust

nd Wabash YMCA: The Renaissance Apartments, Chicago, Illinois
[http://www.nationaltrust.org/
 issues/housing/Wabash_YMCA_IL.html/](http://www.nationaltrust.org/issues/housing/Wabash_YMCA_IL.html/)

Describes the resurrection of a venerable former residential YMCA as permanent housing.

New Media

2005 Rumor mill roils tenants at JVP low rent hotels,
 Los Angeles Garment and Citizen (May 11, 2005).
[http://www.garmentandcitizen.com/
 category/archives/archived-news-stories/
 downtown-residential-low-rent-hotels.php](http://www.garmentandcitizen.com/category/archives/archived-news-stories/downtown-residential-low-rent-hotels.php)

Tenants in the Japanese Little Tokyo section of Los Angeles fear losing the rooms they rent in the \$400 to \$600 range in the Alexandria Hotel (5th Street at Spring Street), the King Edward Hotel, and the Baltimore (across the street from each other at the corner of 5th Street and Los Angeles Street). All three are owned by Yacobian Enterprises; the new owners "plan to convert the buildings into higher-end lofts or apartments" that combined currently provide about 800 low rent housing units.

New Mexico (State)

nd New Mexico CPR 12.2.3.7 Definitions: A "Time share"
 Quoted in Appendix A.

New Mexico, House of Representatives

2005 House Bill 0354.
[http://legis.state.nm.us/
 Sessions/05%20Regular/bills/house/HB0354.html/](http://legis.state.nm.us/Sessions/05%20Regular/bills/house/HB0354.html/)

Proposed 2005 bill to apply statewide certain definitions currently used in those counties and municipalities which levy an occupancy or lodging tax.

New York City - See "City of New York" above.

New York State

1929 New York State Multiple Dwelling Law (MDL) of 1929 as amended
 in 1955, 1987, and later.
 Chapter 713 Definitions, 7 Multiple Dwelling, 8.a. Class A Multiple
 Dwelling, 12 Hotel, 13 Rooming house or furnished room, 14 Lodging
 house, 16 "Single room occupancy", 21 Dormitory and cubicle.
 Version posted by Tenant Net:
http://tenant.net/Other_Laws/MDL/mdl01.html

Definitions and exceptions for "multiple dwelling" and for the multiple dwelling classes A and B, and definitions of hotel, rooming house, lodging house, single room occupancy dormitory in lodging house, cubicle are quoted in Appendix A.

New York State, Division of Housing and Community Renewal (DHCR)
vd Rent Stabilization Code (RSC).

The Rent Stabilization Code issued by the New York State Division of Housing and Community Renewal (DHCR) codifies laws and procedures of New York City's Rent Stabilization Law (RSL) which is explicitly applied to units occupied by residents in hotels, motels, boarding houses and the like.

New York State, Division of Housing and Community Renewal (DHCR), and New York City Department of Finance

1992 Transient rentals in SRO-type buildings, Summary, Appendix Q1, IN: 1992 Hotel Study, pages Q-1 to Q3.

Compared income and expense statements filed with the city's Department of Finance and rent rolls filed with the state to derive rough estimates of the proportion of income hotels, residential SRO buildings, and rooming houses received from residents versus transients. Only 55 per cent of the hotels, 58 per cent of the rooming houses, and 67 per cent of the "SRO" buildings were registered with DHCR; of those filing with both agencies, the percent of registered rent stabilized units was about the same (87 per cent of the rooming house units, 88 per cent of the hotel units and 91 per cent of the SRO buildings) however rooming houses and SRO buildings derived a much higher (44 per cent plus) part of their income from those units than hotels.

News Hour

2005 Care not cash. (Transcript of segment aired April 8, 2005).
http://www.pbs.org/newshour/bb/economy/jan-june05/homeless_4-8.html

This radio broadcast featured interviews with San Francisco officials and street homeless on the new program.

North Dakota (State)

nd(1) North Dakota Century Code, Title 1, Chapter 23-09.1 Bed and Breakfast Facilities.
<http://www.legis.nd.gov/cencode/t23c091.pdf/>

nd(2) North Dakota Administrative Code Section 33-33-06

North Dakota Department of Health, Division of Food and Lodging
nd Complete requirements (for lodging and food service).
<http://www.health.state.nd.us/ndhd/admin/food/>

Ohio (State of)

nd(1) Hotel Facts. Hotel frequently asked questions.
<http://www.com.state.oh.us/sfm/firefaq.htm#HOTELFAQ/>

nd(2) Ohio Revised Code, Title 53, Chapter 21, §5321.01 - Definitions.

<http://www2.onu.edu/>

nd(3) State of Ohio 1301:7-5-08 Hotel and SRO Facility License.
 (A) § 124.0 General (a) 124.1.1(ii) Extended stay hotel.
 Ohio's legal definitions of the SRO, the hotel/motel. and the extended stay hotel
 Quoted in Appendix A.

Opdyke, Jeff D. And Amy Schatz
 2005 Red tap cramps Gulf relief work; not fast, not vast,
 The Wall Street Journal, pages A3, A14 (Tuesday, October 18, 2005).
 Reports that as of Sunday October 16th, " FEMA was providing shelter to just 15240
 families nationally, including those in trailers, about 2800 on cruise ships, and 1633
 in federally owned housing. The American Red Cross said nearly 625,000 remained
 in hotel rooms it was providing as of last Saturday."

Otley, Tom
 2005 The Pierre, New York, Business Traveler (January 2005).
[http://btonline.co.uk/default.asp?](http://btonline.co.uk/default.asp?Page=14&PUB=65&ISS=12749&SID=473981)
[Page=14&PUB=65&ISS=12749&SID=473981](http://btonline.co.uk/default.asp?Page=14&PUB=65&ISS=12749&SID=473981)
 "The restored 1930s Georgian-style 41-story (Pierre Hotel, Fifth Avenue at 61st
 Street) is a mix of 201 rooms, including 52 suites, plus 72 condominiums. The
 condominiums are "known as "co-ops" and run by a committee who can reject
 potential purchasers"... and ... take the lion's share of the Central Park views.
 But with Pierre Bergé's 38th-floor apartment recently on the market for \$9 million
 – with a monthly maintenance fee of \$12,000 – they certainly pay for the privilege....
 A typical floor might have both co-ops and hotel rooms, giving the hotel a unique
 feel."

Pennsylvania (State)
 nd (1) Pennsylvania Code § 50.1. Occupancy groups; (d) Group C—Group
 habitation. (2) Division C-2; Chapter 55 (relating to Division C-2)

nd(2) Pennsylvania Administrative Law § 60.1. Definitions.
 Quoted in Appendix A. Pennsylvania state law places hotels in the Group Habitation
 Division C-2 class of buildings along with diverse noncommercial and domiciliary
 facilities.

Peters, Jeremy W.
 2002 Four-star dorms, New York Times, Section 4A, page 7
 (Sunday, November 10, 2002).
 Describes the "lavish" dorm rooms offered by several colleges in leased "botique"
 hotels.

Pharr, Robert Deane
 1971 SRO. New York: W. W. Norton and Company Inc.

This 600 page novel depicts the lives of drunks, junkies, and prostitutes stuck in a flea-bitten single-room occupancy hotel in Harlem, New York City in the 1960s.

Powell, Dave

2000 Digression, repression: the RGB is now in session!
Posted on Tenant Net in July 2000.

<http://www.tenant.net/Tengroup/Metcounc/Jul00/repression.txt/>

At a Cooper Union hearing on rent hikes, tenants of single-room-occupancy units (SROs) told horror stories of living in SROs that were converting to tourist hotels—most often by illegal means “ The Westside SRO Law Project presented photographic evidence of the difference between rooms rented to tenants vs. those rented to tourists—in the same hotels. One set of photos pictured pristine floors and fresh linen. The other showed torn floors, holes in walls the size of basketballs, and lead paint chipping from the ceiling.”

Prince Georges County, Maryland

nd Prince Georges County Code, Zoning, § 27 - 365 (5):
Hotel or Motel.

Legal definitions and several requirements for motel and hotel are quoted in Appendix A.

Project Renewal

nd <http://www.projectrenewal.org/housing.html/>

Profiles the "incarnations" of the Holland Hotel. Built in 1918 as an elegant residential building, the Holland deteriorated into a “seedy” SRO hotel the land lord leased in the 1980s to the City as a family shelter. In 1995, Project Renewal renovated the building as supportive housing for 307 residents, renaming it Holland House. Also describes other Project Renewal supportive housing: the Clinton Residence for 57 mentally ill on West 48th Street in Manhattan, Tinton Residence in the Bronx and the new St. Nicholas Residence in Harlem.

Proscio, Tony and Ted Houghton

2003 Landlord, service provider, and employer: hiring and promoting tenants at Lakefront SRO. Corporation for Supportive Housing
<http://www.csh.org/html/lakefront-final.pdf/>

Reviews the Lakefront’s experience with hiring tenants of the organization’s system of supportive permanent SRO housing.

Reese, Ronnie

2005 Lake View YMCA considers future of aging building,
Inside Chicago's Near North (weekly newspaper).
http://www.insideonline.com/site/epage/24064_162.htm/

The 77 year old Lake View YMCA, formerly know as the Lincoln-Belmont YMCA, "was originally built as a hotel for men who had come to Chicago seeking employment. At the time, the average stay was two days. Now, residents of (Lake View Y's) 224-unit SRO (single room occupancy) facility stay for five, 10, 20 years or more..."

Rivera, Carla

2004 Growing up fast in Skid Row hotel, Los Angeles Times (October 9, 2004)

Posted on the School on Wheels website as:

http://www.schoolonwheels.org/artman/publish/article_32.shtml/

Profiles families with children to illustrate the more than 800 children living in Los Angeles' "Skid Row" hotels and missions. Families with four or five children frequently occupy a single room, with a hot plate or microwave for cooking and share community bathrooms. "Surveys counted more than 140 children living in the Ford Hotel, 112 in the Frontier Hotel on 5th Street, and about 70 at the Huntington Hotel on Main." One mother profiled has been living with her 3, 11, 13, 14, and 16 year old children for two years in a cramped room in the Ford Hotel. She "pays about \$340 monthly for two connecting rooms" where "she and her five children sleep on two sets of bunk beds. She purchased a tiny refrigerator and has a microwave oven. When funds run low, they sometimes go to a mission or soup kitchen to eat." Their father is in prison.....

The Ford is "a gloomy-looking six-story tan structure with 295 rooms and nearly 500 residents, is in a commercial zone dotted with garment and printing shops, seafood processors and wholesale produce markets." ..."Built in 1925, (the Ford) has been a target of the city's slum task force "; in 1999, it was declared a public nuisance;.. "by 2002, the hotel was being run by a nonprofit organization and operated primarily as transitional housing for homeless families. Authorities determined that conditions had improved and lifted the public nuisance designation. In 2003, the hotel changed hands again and is now owned by Ford Hotel LLC, a company headquartered in Arcadia.

"Although the Ford is a place where people usually stick to themselves, it can sometimes take on the air of a community, with the rhythms of Tejano music pouring out of some rooms."

(Note: During 2005, the Shelter First organization began renovating the Ford Hotel. Its typical SRO rooms are 8 by 12 feet. This article refers to recent studies by the USC's Center for Religion and Civic Culture and the Downtown Women's 2001 and 2004 needs assessments.)

Rodriguez, Yolanda

2005 Katrina: the aftermath: evacuees at home in hotels,
The Atlantic Journal and Constitution (September 29, 2005).

Profiles 300 Katrina evacuees living in 55 units of an extended stay hotel outside Atlanta over a month after the storm.

Romero, Mary

1992 Ethnographic evaluation of behavioral causes of census undercount of undocumented immigrants and Salvadorans in the Mission District of San Francisco. <http://www.census.gov/srd/papers/pdf/ev92-17>

Romero, Dennis

2004 From Desolation Boulevard, Los Angeles City Beat 35 (Cover story, February 5, 2005).

<http://www.lacitybeat.com/article.php?id=634&IssueNum=35/>

Developers are planning to turn some transient housing (or “SROs” for single-room occupancy) buildings into “market rate” yuppie lofts and apartments, pulling available beds from Skid Row...encouraged by state and city “adoptive reuse” tax and code breaks intended to foster inner-city preservation. "New York transplant Gilmore sparked interest in Skid Row as more than just a homeless zone when, in 1998, he

purchased three early-1900s buildings at Fourth and Main, converted them to lofts, and christened the northwest corner of the Row as the Old Bank District. Since then, he’s been a principal in the purchase of such nearby mainstays as the El Dorado Hotel, the Palace Theater, and St. Vibiana’s Cathedral – all slated for redevelopment. “All of those buildings were empty and didn’t require relocation or dislocation, and our future plans don’t involve relocation or dislocation,” Gilmore says.”... The “owner of the Frontier Hotel at Fifth and Main streets has bought the adjacent Rosslyn Hotel for more than \$5.5 million and hopes to convert both buildings into “market rate” dwellings. The Morrison Hotel near Staples Center, long a spot for transients, is up for sale. The Cecil Hotel, another single-room-occupancy haunt for the sometime-homeless, has undergone \$4 million in renovations and is targeting a Euro-traveler market....”

Rossi, Peter

1989 Down and out in America: the origins of homelessness. Chicago: Chicago University Press.

Rossi’s was perhaps the most influential in a chorus of academic writings pointing to the loss of affordable indoor accommodations as a cause of the upsurge in homelessness.

Rymer, Russ

2001 Rules of the row, Mother Jones (March/April 2001). Posted as <http://www.motherjones.com/news/feature/2001/03/skidrow.html/>

Los Angeles has the largest skid row in the nation --50 square blocks, 11,000 residents, 85 percent black ; 80 percent, men. "The fortunate among them stay in missions or emergency shelters or subsidized hotels. The rest -- an estimated 4,000 -- live on the street." LA's skid row is "an intentional place ...designated and nurtured by the city fathers. In 1976, the Los Angeles City Council adopted a redevelopment plan included a 'policy of containment.' Those to be contained were the homeless,

and the area they were to be contained in was the neighborhood known officially as Central City East."

"By the early 1980s, half of the hotels in Central City East had been torn down (many for parking lots) or had burned. Of the remaining 63 SROs, 18 have since been bought and rehabbed by the (Skid Row Housing) Trust, and another 19 by a sister nonprofit, the SRO Housing Corporation. Between them, the two organizations own more than a third of all the residential rooms in the Row." "'The Trust'renovated Single Room Occupancy (SRO) hotels as clean and modern and architecturally stylish as anything in Beverly Hills. The hotels are relics of a venerable heritage of male transiency: Built to house the seasonal agricultural workers, ambitious adventurers, and layover railroad personnel who filled downtown Los Angeles in the early years of the 20th century, they weren't considered disreputable at the time. But their standard layout -- small rooms with a bed and a dresser, communal bathrooms down the hall -- made them convenient dormitories for despondency when Central City East became a dead end instead of a way station..."

San Francisco Board of Supervisors

2001 Citywide families in SROs. Report on the census of families living in Single Room Occupancy hotels in San Francisco. San Francisco Board of Supervisors' SRO Health and Safety Task Force and the Families in SROs Workgroup Subcommittee.

Schill, Michael H. and Benjamin P. Scafidi

1997 Housing conditions and problems in New York City: an analysis of the 1996 Housing and Vacancy Survey. Posted as:
http://www.housingnyc.com/html/research/html_reports/schill/schill2.html

1998 IN: Housing conditions and problems in New York City: facing the future. State University of New York Press.

Schneider, Mike

2005 Report: Hotels are one of few industries benefiting from Katrina. Associated Press Wire. Posted Sep. 23, 2005 on:
<http://www.hospitalitynet.org/>

A Smith Travel Research report released in September 2005 estimated 290 hotels with almost 42,000 rooms in New Orleans and along the Gulf Coast, representing almost 1 percent of the nation's lodging supply, were ...out of use because of damage from Katrina; as many as 14,000 rooms could be closed through the end of the year.

Schultz, Barbara

2003 Residential hotels must be improved, not eliminated, Daily Journal (March 17, 2003) as posted by the Los Angeles Foundation for Legal Aid

<http://www.lafla.org/news/view16.asp/>

In Los Angeles' Skid Row, where 23 single-room occupancy residential hotels combined contain "about 3,700 hotel units... has been discovered by loft dwellers, redevelopment boosters, and ...the L.A. City Attorney's office... "The owner of the Frontier (announced) plans to convert his 450 single-room occupancies into 120 market-rate lofts" (after the City Attorney's office) ..."filed an injunction against the Frontier Hotel ...threatening to close the hotel if the owner doesn't comply with a series of reforms to abate nuisance activity around the hotel." What the City Attorney should be doing is "enforce tenant rights and its rent control ordinance and state law by stopping hotel owners from engaging in the 28-day shuffle. This is a practice where the hotel tenant is forced to move rooms or move out for a night in an illegal attempt by owners to avoid creating a tenancy and the rights that come with it."

Schwartz, Fred

2005 Getting to know the Asian American Hotel Owners Association, International Franchise Association Bulletin (March 2005).

<http://www.franchise.org/news/fw/mar05j.asp/>

Sixty five per cent of the hotels and motels owned by AAHOA's 8,700 members are franchises and 60 percent of AAHOA members' last names are Patel and in families which originated from Gujarat, India. "AAHOA members now own 20,000 hotels with more than one million rooms, representing more than 50 percent of the economy lodging properties and nearly 37 percent of all hotel properties in the United States. Approximately 13,000 of the properties are franchised while 7,000 are independent. The market value of the properties owned by AAHOA members is estimated to be \$29.9 billion in franchised properties and \$8.1 billion in independent properties."

Schwede, Laurie and Yukiko Ellis

1994 Exploring associations between subjective and objective assessments of household membership, Proceedings of the Survey Methods Section, Annual Meeting of the American Statistical Association (ASA), 325-330

American Statistical Association.

<http://www.amstat.org/sections/SRMS/>

Proceedings/papers/1994_051.pdf

"The 12 measures of attachment to households were obtained by asking, "When you stayed at (PLACE NAME), did you: 1) Eat (t)here most of the time? 2. Sleep (t)here most of the time? 3. Have your own room/space? 4. Feel free to invite visitors at any time? 5. Help with chores, such as cleaning house or watching children? 6. Have your name on the lease or mortgage? 7. Have a say in making house rules? 8. Use the address to receive mail, phone calls, or messages? 9. Have a key and the right

to come and go any time? 10. Contribute money for rent, food, or bills? 11. Keep furniture, T.V., or other large belongings (t)here? 12. Keep personal belonging such as clothing or jewelry (t)here?" (:328).

Siegal, Harvey Alan

1974 Outposts of the forgotten: an ethnography of New York City's welfare hotels and single room occupancy [S.R.O.] tenements.
New Haven: Yale University.

Simpson, John H.

1984 Struggling to survive in a welfare hotel.
New York: Community Service Society.

Forty heads of households, representing their 194 family members, describe what it was like living the Martinique in midtown Manhattan while it was a "welfare" hotel.

Smith, Edward L.

1987 Considerations in starting. B&B Fact Sheet. Caldwell, Ohio: Ohio Cooperative Extension Service, The Ohio State University, East District.

[2002] Posted as: Starting a bed & breakfast. Business Management and Marketing: Bed and Breakfast. Tourism Educational Materials - 33420037 June 6, 2002 by Michigan State University Extension.
<http://web1.msue.msu.edu/imp/modtd/33420037.html/>

Smith Travel Research

nd U.S. lodging census database fields.
Lodging survey definitions.
Monthly lodging survey participant profile.
Definition of segments for daySTAR PLUS.
STAR Trend Report for Sample Hotel, May 2003.
[http://www.smithtravelresearch.com/SmithTravelResearch/](http://www.smithtravelresearch.com/SmithTravelResearch/products/BrowsAllPublication.aspx)
products/BrowsAllPublication.aspx

Name, address, contact information, date constructed, date last renovated, room count, chain or franchise affiliations, amenities, census tract, and other characteristics of 47,000 participating hotels. Smith classifies brands (and some chains) as Luxury, Upper Upscale, Upscale, Mid-scale w/ F&B ("with food and beverage service"), Mid-scale w/o F&B (without food or beverage service), or Economy and independents, as Upper, Middle, or Lower Tier. The entire data base is available for purchase; also extracts of state, county, census tracts, or "market" geographical areas. The "segments" for room revenues systematically surveyed include "contract" (sources) defined as "rooms occupied at rates that are stipulated by contracts including airline crews and permanent guests", the "transient segment" includes rooms occupied at corporate, government and other negotiated rates. Smith Travel's Accommodation Reports (STAR) are provided monthly to enrollees that compare the Occupancy, ADR, RevPAR and other numbers reported by the survey participant property to the aggregated local market. daySTAR PLUS analysis

customized for participants reports their source of business (transients, contracts, etc) for single property compared to the market. Smith also provides aggregate data summarized in AHLA annual lodging industry profiles.

Sokolovsky, Jay and Carl Cohen

1981 Being old in the inner city: support systems of the SRO aged,

IN: Dimensions: aging, culture, and health, C. Fry (editor). Bergin.

Social support network interviews were conducted with ninety six people aged 60-93 (47 male, 49 female) living in 11 SRO hotels in midtown Manhattan: 90 per cent white, 9 per cent black, and one per cent Hispanic –39 per cent of whom had never married about a third had some college and another third had finished high school. Their total contacts within their hotels ranged from 15 to 70 with a mean of 2 and the mean number of contacts that were hotel staff was 1.8 with a more narrow range of 0-7 although 26 per cent did not count hotel staff in their personal support networks.

Sokolovsky, Jay, Cohen, Carl, Berger, D. and J. Geiger

1978 Personal networks of ex-mental patients in a Manhattan

SRO Hotel, Human Organization 37: 5-15.

Sorrentino, Joseph

2005 Kids on the skids, Los Angeles Alternative Press 3: 16.

[http://www.laalternativepress.com/](http://www.laalternativepress.com/v03n16/feature/sorrentino.php/)

v03n16/feature/sorrentino.php/

Profiles a single mother with twin boys. After stays in missions while wait- listed for a place in non profit housing, the family received charitable assistance to rent a room in the Huntington Hotel at 752 S. Main Street-... a three-story brick building with 200 rooms. She pays \$700/month for a room with "two beds and a bathroom, but no kitchen After rent, she has \$200/month left for everything else. She explained: "I knew it was a lot of money but that's how important it was to have my family together." ..."The managers of the Huntington made tenants do the 28-day shuffle, which involves evicting tenants every 28 days to keep them from gaining tenancy rights. While this practice is illegal, current tenants of the Huntington say its still being used.

While at the Huntington in 2003, (she)... heard rumors that the owner was going to kick everybody out and convert the place into loft apartments." ...She said " she remembers paying the Huntington's manager on July 4, 2003. She also remembers he didn't give her a receipt. Later, the manager said she hadn't paid the month's rent, and he was evicting her. Legal Aid Foundation of Los Angeles intervened and finagled her another three months. From the Huntington, the (family) moved to the San Fernando Valley Rescue Mission."

"For low-wage workers and people living on general relief, welfare or social security, hotels like the Huntington are the only affordable housing. Landlords can get away with rent gouging because their tenants usually have bad credit, no money for a deposit, and nowhere else to go." Urban pioneers pay upwards of \$2 a square foot

a month to live in a loft-style apartment a plaster-board away from Skid Row. Non-profits, meanwhile, say they can no longer afford to build affordable housing in downtown where real estate costs \$100 a square foot. As downtown becomes uptown, slumlords covetous of loft developers' profits are trying to clear the way for their own lofty ambitions. The private owners of the Frontier, Cecil and Bristol hotel have announced plans to convert their buildings into loft apartments or boutique hotels. ... "Years ago landlords liked Section 8 because it was a guaranteed paycheck. But hotel owners are no longer hungry for the families on Section 8, welfare, Supplemental Security Income (SSI) and other public assistance."

Southard, Dee

2001 Ethnographic social network tracing among non-recreational homeless campers in the Pacific Northwest. Census 2000 Ethnographic Evaluation 1. Final report for purchase order contract 43 YA BC-030126.

In the rural Pacific Northwest, "non-recreational" campers who have no other homes effectively live on publicly owned land and in public camp grounds. The recreational campers with whom they interacted in camp grounds were found enumerated at the addresses they gave as their permanent homes. None of the campground or camp sites occupied by the rural homeless traced in this research were found listed or enumerated in Census 2000.

South Carolina

2004 South Carolina Code of Laws (unannotated), Title 45 Hotels, motels, restaurants, and boardinghouses.
<http://www.scstatehouse.net/code/t45c001.htm/>

2001 Department of Revenue Lodging Tax, § 45-1-40.
<http://www.scstatehouse.net/code/t45c001.htm/>

Tennessee (State)

nd Tennessee Code, Title 68 Health, Safety and Environmental Protection, Chapter 14 Hotels, Food Service Establishments and Swimming Pools, Part 3 Inspection of Hotels... 601 Definitions (68.14.3.601) (8) Hotel; Part 5 Bed and Breakfast Establishment Inspection, 68-14-502 Definitions (1) Bed and breakfast establishment, (2) bed and breakfast homestay

Tennessee definitions are quoted in Appendix A.

Texas (State)

2002 Texas Occupations Code, Chapter 2155 Hotels and boarding houses, Subchapter Liability, § 2155.051, Definitions.
<http://www.legaltips.org/texas/OC/oc.013.00.002155.00.aspx/>

Town of San Anselmo, California

nd San Anselmo Municipal Code, Title 10, Chapter 6, § 1.
[http://64.233.187.104/search?q=cache:Bv236k9ni50J:
\[www.townofsananselmo.org/planning/files/....pdf\]\(http://www.townofsananselmo.org/planning/files/....pdf\)](http://64.233.187.104/search?q=cache:Bv236k9ni50J:www.townofsananselmo.org/planning/files/....pdf)

Quoted in Appendix A.

Turner, Magery A., Kingley, G., Pettit, Thomas, Katherine D. and Noah Sawyer
 2004 Rental market challenges, IN: Housing in the Nation's Capital, 2004.
 DC: Fannie Mae Foundation/Urban Institute. Posted as:
[http://www.fanniemaefoundation.org/
 publications/reports/hnc/2004/pdf/hnc04_chap4.pdf](http://www.fanniemaefoundation.org/publications/reports/hnc/2004/pdf/hnc04_chap4.pdf)

"Turtle 62 in da Loin"

2005 How to die in an SRO hotel: exiting from San Francisco's Tenderloin
 district. Posted Wednesday, February 16, 2005 at 9:21 PM

"Yet another death notice appears in the hallways of my Tenderloin SRO hotel:
 'To all tenants: It is with great sorrow and regret that we inform you of the death of
 your fellow tenant John Schuett -- lived in unit #325 on February 14, 2005. --
 Management.'

That's a typical T-loin epitaph. I didn't know John at all, though he was my
 'downstairsnik', living two floors below me. I don't know his sexual orientation, his
 color, his past, his hopes. And googling doesn't help. Some day, unless I get
 evicted, Management will post the same notice for me. By the time my neighbors
 sink down to homelessness, then rise one step up to this hotel, most of us are over
 forty, sick in body and in mind, and afflicted with substance issues. Our death rate is
 high. We're lucky if we can die here in a private room, rather than on a sidewalk or in
 a noisy hospital. If we overdose, friends wonder whether it was really accidental. So
 I'll say to John:

'Hello, goodbye, and congratulations.'

United States

2005 United States Code, Title 42, Chapter 21, Sub-chapter II, § 2000a,
 Prohibition against discrimination or segregation in places
 of public accommodation and Chapter 126, Sub-chapter III.
 (Released February 25, 2005).

Revises and expands the so-called "Interstate Commerce clause" affirming that "all
 persons shall be entitled to the full and equal enjoyment of the goods, services,
 facilities, privileges, advantages, and accommodations of any place of public
 accommodation, as defined in this section, without discrimination or segregation on
 the ground of race, color, religion, or national origin" by adding establishments
 "supported in their activities by State action" to those "affecting interstate commerce";
 defines public accommodations as including "any inn, hotel, motel, or other
 establishment which provides lodging to transient guests, other than an
 establishment located within a building which contains not more than five rooms for
 rent or hire and which is actually occupied by the proprietor of such establishment as
 his residence" and to a limited degree, private clubs.

Title 42 - The Public Health and Welfare, Chapter 126- Equal Opportunity for Individuals with Disabilities, Sub chapter III - Public Accommodations and Services Operated by Private Entities

Using the same definition of private entities with public accommodations (“ any inn, hotel, motel” ...”with five or more rooms for rent or hire”), prohibits discrimination against people with disabilities.

2001 42 U.S.C. 11431 McKinney-Vento Homeless Assistance Act.
In § (Section) 725, Definitions (2) of the McKinney-Vento Act “the term `homeless children and youths’-- (A) means individuals who lack a fixed, regular, and adequate nighttime residence (within the meaning of §103 (a) (1)); and (B) includes– (i) children and youths who are sharing the housing of other persons due to loss of housing, economic hardship, or a similar reason; are living in motels, hotels, trailer parks, or camping grounds due to the lack of alternative adequate accommodations...” as amended and re-authorized December 2002.

1994 Public Law 103-382 Stewart B. McKinney Homeless Assistance Amendments Act of 1994

1992 Stewart B. McKinney Homeless Assistance Amendments Act of 1992. 24CFR887.481 §. 887.481 Single room occupancy (SRO): Definition, pages 175-176, IN: Title 24 -Housing and Urban Development, Chapter VIII Office of the Assistant Secretary for Housing, Federal Housing Commissioner, Department of Housing and Urban Development, Part 887, Housing Vouchers, Table of Contents, Subpart J Special Housing Types.

This law modified and expanded Title IV shelter and housing provisions and the use of vouchers.

1990a Public Law 101-391: The Hotel and Motel Fire Safety Act of 1990.

1990b Public Law 101-645: Stewart B. McKinney Homeless Assistance Amendments Act of 1990.

Amended existing programs, created the Shelter plus Care for persons with disabilities, amended and renamed the Community Mental Health Services program as the Projects for Assistance in Transition from Homelessness (PATH) program and funded demonstration supportive transitional temporary housing

1988 Public Law 100-628: Stewart B. McKinney Homeless Assistance Amendments Act of 1988 (November 7, 1988) 102 Stat. 3224. Washington, D.C.: U.S. Government Printing Office.

1987 Public Law 100-77: Stewart B. McKinney Homeless Assistance Act, (July 22, 1987). Washington, D.C.: U.S. Government Printing Office.

Created the Section 8 SRO program to modify existing structures to create single room occupancy housing for people with low incomes.

United States Congress, Senate, Senate Committee on Labor and Human Resources

1990 Stewart B. McKinney Homeless Health Care, Education, Training, and Community Services Amendments of 1990 (August 30, 1990). Report to accompany (Senate bill) S. 2863, Senate, 101st Congress, 2d Session. Washington, D.C.: United States Government Printing Office.

United States Congress, House of Representatives, Committee on Government Operations

1994a Welfare motels : a waste of federal funds, harmful to homeless families : hearing before the Employment, Housing, and Aviation Subcommittee of the Committee on Government Operations, House of Representatives, 103rd Congress, 1st session. (November 19, 1993). Washington, D.C. : United States Government Printing Office.

1994b Introduction of the 'Permanent Housing for Homeless Families Act', Honorable Collin C. Peterson, Extension of Remarks (May 18, 1994).
 "Welfare hotel costs are staggering. The cost of a welfare hotel room, up to \$2,600 a month per family, could support two or three families in their own homes. In New York, 333 hotels are used to shelter over 1,400 families at an average cost per family of \$2,640 per month. In Massachusetts, 55 hotels are used to serve over 400 families at an average cost per family of \$2,100 per month. In New Jersey, 18 hotels serve over 450 families at an average cost of \$1,571 per month. The monthly \$2,100-per-family payment to welfare hotels in Boston is three times the monthly cost of renting an apartment. Obviously, this is not a good deal for the taxpayer.

Many of these welfare hotels are squalid. The heat and hot water are inadequate; bathrooms are inoperable; single rooms with one or two beds serve an entire family and doors have broken locks. Sometimes, families are split up because a hotel has a limit on the number of children allowed. Recently, a homeless woman living in the Center City Hotel in Washington, D.C., could bring only two of her four children with her. She had to chose which two to bring and also find places for her other two children to stay. Some families are forced to move from hotel to hotel, because there are limits on the number of days a family can stay in one hotel. This affects the children's schooling, requiring them to repeat grades and lowering their achievement.

United States Department of Commerce, Bureau of Census
 ("Census Bureau")

2005a 2002 NAICS Codes and Titles.
<http://www.census.gov/epcd/naics02/naicode2.htm/>
 721 <http://www.census.gov/epcd/naics02/def/NDEF721.HTM#N721>

- 2005b 2002 Economic Census non-employer statistics. Accommodation and food services, United States. http://www.census.gov/epcd/nonemployer/2002/us/US000_72.HTM/
- 2004a Table 1, Summary Statistics for the United States, IN: 2002 Accommodation and food services. Industry series.
- 2004b Table 4: Concentration by largest firms 2002 for the United States, pages 10-1, IN: Accommodation... 2002, Industry Series, EC
02-721-01 (September 2004). <http://www.census.gov/prod/ec02/ec0272i01t.pdf/>
- 2004c 1997 Economic Census. Minority- and women-owned businesses, United States. <http://www.census.gov/epcd/mwb97/us/us.html/>
- 2004d 1997 Economic Census. Non-employer statistics, United States. <http://www.census.gov/epcd/nonemployer/1997/us/US000.HTM/>
- 2002 Selected estimates, IN: 2002 New York City Housing and Vacancy Survey.
- 2001 2002 Economic Census, Public Use Form AF 721 for Traveler Accommodations, Special Inquiry Q; 2002 Economic Census, Public Use Form AF - 72101.
- 2000 1997 Economic Census. Non-employer statistics. Accommodation and food services, United States. http://www.census.gov/epcd/nonemployer/1997/us/US000_72.HTM/
-
- .Field Division
- 2000a Census 2000 Field Managers Debriefing Report. Internal report.
- 2000b Revamp Special Places, pages 18-23; Special Places Appendix G; Special Places Appendix F; Transient Night page 70, IN: Census 2000 Field Managers Debriefing Report.
- 2000c Study plan for (Evaluation) E 1 b: Facility Questionnaire Computer Assisted Telephone Interviewing and Person Visit. (July 20, 2000).
- 1998 National Survey of Homeless Assistance Providers and Clients, 1997. Appendix B, page 2, Definitions of NSHAPC Programs, Several definitions are quoted in Appendix A. Respondents who staffed organizations providing services to the homeless outnumbered their clients in this survey. This survey defined "currently homeless" respondents as clients of

“homeless service providers” who reported “staying on the day of the survey or during the seven-day period prior to being interviewed for NSHAPC: in an emergency shelter or transitional housing program, or a hotel or motel paid for by a shelter voucher, or an abandoned building, a place of business, a car or other vehicle, or anywhere outside.”

- 1994 1992 Census of Service Industries. Geographic Area Series, United States. SC 92-A-52. Table 5 b, Establishments and revenue of firms exempt from federal income tax for metropolitan areas, 1992, and Non-employer statistics, SC92-N -1, Appendix G, Establishments in Business any time during the year and establishments in business at the end of the year for the United States: 1992 and 1987
page G-1, IN: 1992 Census of Service Industries.
- 1993 Guide, Part B, Glossary, Group Quarters, pages 24-29
IN: 1990 Census of Population and Housing, CPH-R-1B.
- 1992 Fact sheet for 1990 Decennial Census: counts of persons in selected locations where homeless people are found. CPH-L-87.
(Revised July 1, 1992). Washington, D.C.
- 1984a Chapter 4, Subcommittee for hard-to-enumerate areas, M-Night, T-Night, and Casual Count, IN: 1990 Census committee on Special Enumeration Procedures Final Report.
- 1984b IN: 1980 Census of Population. Persons in institutions and other group quarters, volume 2, Subject reports, PC80-2-4D. Appendix A, Area classifications and definitions and explanations of subject characteristics, pages A-3 - A-7; Table 43, Non-institutional persons in group quarters by type of group quarters for regions, divisions, and states, United States, page 808. Washington, D.C.: Government Printing Office.
- 1979
[1992] Twenty censuses: population and housing questions 1790-1980.
Washington, D.C.: Government Printing Office. (Reissued 1992).
- 1976 1970 Census of Population and Housing Procedural History.
Washington, D.C.: U.S. Government Printing Office.
- 1969 Inclusion of transient persons in the 1970 Decennial Census.
Series CEP-3, December 1969.

1963 IN: U.S. Census of Population 1960. Inmates of Institutions, Table 182, Persons in group quarters by type of quarters, age, color, and sex for the United States, urban and rural, 1960, page 1-453.
Final Report PC (2) 8-A. Washington, D.C.: Government Printing

Office.

1953a IN: U.S. Census of Population 1950. A report of the 17th Decennial Census of the United States, Volume II, Characteristics of the Population, Part I, United States summary Table 47, Married couples, families, unrelated individual households and quasi households, United States, urban and rural areas 1950, page I-97; Table 69, Married couples, families, unrelated individuals in households and quasi households, United States, by regions, divisions, and states, 1950; Table 108, Persons in households and persons in quasi households by age, color and sex for the United States, urban and rural, 1950, page I-203; Appendix, Enumerators Reference Manual, 80. Interpretation of rules for special classes, c. boarders and lodgers, pages 1-465; 89. List of special types of living quarters, pages 4 B 1-8; Other Hotels, missions, flop houses, pages 466-467. Washington, D.C.: Government Printing Office.

IN: 1950 Census of Housing, Vol. 1, General Characteristics, Part 1, United States Summary, How to enumerate special types of living quarters, pp 1-134. Washington, D.C.: Government Printing Office.

1953b Employment and Personal Characteristics, Special Report PE No 1A. Based on 3 ½ per cent sample of the population.

United States Department of Homeland Security, Federal Emergency Management Agency ("FEMA"), United States Fire Administration (USFA)

nd (1) Hotel and motel national master list. Posted as:

<http://www.usfa.fema.gov/hotel/search.cfm/>

List of approved hotels and motels that meet the fire standards of PL 101-391.

nd (2) Applications of the Hotel and Motel Fire Safety Act of 1990 Public Law 101-391 to hotels. Posted as:

<http://www.usfa.fema.gov/applications/hotel/>

United States Department of Housing and Urban Development ("HUD")

nd Section 8 Housing assistance payments program.

<http://www.hud.gov/sec2b.cfm/>

United States Department of Housing and Urban Development ("HUD"), Community Planning and Development

2001a Single room occupancy program materials.
<http://www.hud.gov/offices/cpd/homeless/library/sro/index.cfm/>

2001b SRO terms. <http://www.hud.gov/offices/cpd/homeless/library/sro/understandingsro/terms.cfm>
 Quoted in Appendix A.

2001c ESG Deskguide Glossary : Terms defined in 24 CFR part 5.
<http://www.hud.gov/offices/cpd/homeless/library/esg/esgdeskguide/glossary.cfm>
 "Homeless' means as the term is defined in 42 U.S.C. 11302."

United States Department of Labor, Bureau of Labor Statistics ("BLS")
 2005 Nature of the [lodging] industry. Posted as
<http://www.bls.gov/oco/cg/cgs036.htm/>

United States General Accountability Office ("GAO")
 1991 1990 Census: limitations in methods and procedures to include the homeless. (December 1991) Washington, D.C.: GAO, GAO/GGD-92-1.

1989 Welfare hotels: uses, costs, and alternatives: briefing report to the Chairman, Subcommittee on Oversight and Investigations, Committee on Energy and Commerce, House of Representatives. (January 1, 1989) Washington, D.C.

1988 is the reference year for this report on "welfare hotels" used as temporary or permanent housing for families which GAO defined as: "commercially owned, single-story or multistory hotels or motels providing shelter to a clientele composed exclusively or primarily of homeless families receiving some type of public assistance". The study compared the costs of sheltering families at the widely varying market daily rates welfare hotels typically charge to the cost of housing alternatives and traces federal reimbursements to local governments' costs of paying for extended stays in hotels, which at that time flowed through Federal Aid for Families with Dependent Children ("AFDC") and the Emergency Assistance Program. The study includes observations from site visits to six motels where each homeless family occupied a guest room with a private bath and received the basic services of linen changes, room cleaning, and facility maintenance. The report suggests the use of hotels and motels to shelter homeless families was widespread nationwide at that time.

United States Interagency Council on Homelessness
 2004 In the states: innovative initiatives end use of welfare hotels in Massachusetts and achieve permanent housing for homeless families, August 2004 E-Newsletter (August 25, 2004)
http://www.ich.gov/newsletter/archive/08-25-04_e-newsletter.htm

Friday, August 13 (2004) was ...” the last day a homeless (Massachusetts) family was placed in a state funded motel used as shelter...Just one year ago the state was spending in excess of \$20 million for hotel placements for 599 families....The Commonwealth's Department of Transitional Assistance (DTA) created a new approach...: from the first day a family enters shelter, focus is on the day the family will exit (by implementing a Self-Sufficiency Plan (SSP)).... “On the North Shore, DTA experimented with an intake/assessment...families were put into a 30- to 45-day assessment shelter that helped identify their needs and barriers to housing... DTA crafted Shelter to Housing (S2H), a one- time, \$6000 placement bonus for housing providers who placed employed homeless families into apartments with a 12-month lease. Over 200 families have been placed in private apartments, further freeing up (shelter) capacity and (social service) resources for other families. ...Along with the new ICMs came the Motel to Shelter (M2S) initiative focused on moving remaining hotel families into vacant shelter units.”

Velasco, Alfredo

1992 Ethnographic evaluation of the behavioral causes of undercount in the community of Sherman Heights, San Diego, California.

<http://www.census.gov/srd/papers/pdf/ev92-22>

Depicts tenants in an old mansion, broken down into single room occupancy housing, occupied primarily by recent immigrants from Mexico.

Washington Hotel Association 2003

2003 When is a hotel not a hotel? Loss Prevention Management Bulletin (February 2003).

<http://www.hawdc.com/losspreventionfebruary03.htm>

“Your editor contends that a hotel is no longer a hotel when it becomes a welfare site and when it is essentially a “boarding house” or “rooming house.” Unfortunately, many police and fire authorities do not accept such a distinction. Rather, their approach is, “Once a hotel, always a hotel.” I am recommending a “grass roots” movement within your community to persuade the local authorities, including the police and fire to

“de-list” a hotel when it no longer functions as a normal transient property. “

Weisman, Jonathan

2005 FEMA spending \$236 million cruise ship deal criticized, Washington Post (September 28, 2005, page A1).

<http://www.washingtonpost.com/wp-dyn/content/article/2005/09/27/AR2005092701960.html>

Whitfield County, Georgia

2004 Whitfield County Code, Article II, Hotel-motel tax generally, § 8-2, Definitions.

Whitfield County’s definitions for guest room, hotel, occupant, and permanent resident are quoted in Appendix A.

Wilson, Ellie and Tom Winberg
1981 Single rooms: stories of an urban subculture. Schenkman Books Inc.

Wisconsin (State)
(nd) Wisconsin Statute, Chapter 254.63 (Motels); Chapter 254.61(3)
Chapter 77.52(2)(a)1.

Wisconsin state law explicitly equates and considers synonymous the terms hotel, motel, and inn, but to represent an establishment as a motel, the hotel must provide "free" parking in the room charge. Sections are quoted in Appendix A, under hotel/motel.

Witzel, Michael Karl
2002 The American motel. New York : Motorbooks International.
This history of American motels begins when "the automobile was the interstellar spacecraft of the 1900s" and covers such sidebars of the motel lodging trade such as "auto gypsies", "motel men", and cabin courts.

WNYC
2003 Minutes of the WNYC radio community Advisory Board, held at Public School 217 on March 12, 2003.
Citizens complain that NY's Department of Housing is not enforcing building codes and needs to levy fines on home owners in Brooklyn's Flatbush section who have illegally subdivided Victorian brownstones into Single Room Occupancy (SRO) units and sublet basements and attics without emergency exits. Since 2001, the biggest local issue in Victorian Flatbush, an immigrant portal and one of the most diverse neighborhoods in the city, has been private homes being used as SROs (single room occupancies) by families to meet mortgage payments. Hundreds of thousands of dollars in violation fines went uncollected every year.

Wolch, Jennifer R. and Stacey Rowe
1992 On the streets: the mobility paths of the urban homeless, City and Society 6: 2: 115 -140.

Wright, James and Beth Rubin
1997 Is homelessness a housing problem? IN: Understanding homelessness: new policy and research perspectives. Washington, D.C.: Fannie Mae Foundation.

Attributes growth of urban homelessness to the destruction of residential hotels: between 1975 and 1988, San Francisco lost 43% of its stock of low-cost residential hotels; from 1970 to 1986, Portland, Oregon lost 59% of its residential hotels; and in the ten years from 1971 to 1981, Denver lost 64% of its SRO hotels.

Yellowsprings, Ohio

nd Municipal ordinances, Title 4, Zoning.

http://www.yellowsprings.com/vlg_ords/1240.html/

Quoted in Appendix A.

Yu, Roger and Barbara De Lollis

2005 Business travelers find hotel bills rising, USA Today (page 4B, May 24, 2005).

By March 2005, the uptick in business travel brought the average daily rate in urban hotels to \$115.77 and in airport to \$85.05: higher than average rates charged in 2000. Rates are higher and vacancies lower than the national average in downtown hotels in major metropolitan cities (New York, Boston, Washington, Los Angeles, Miami). A business traveler is quoted as having to change from a full service brand hotel to a less expensive independent boutique hotel when his usual stopover began charging more than his company will reimburse. The CEO of a Real Estate Investment Trusts notes the "corporate rate" for the REIT's hotels increased eight per cent in the fall of 2004.

APPENDIX A GLOSSARY: DEFINITIONS AND ACRONYMS

0% adjustment, application to hotels units

New York: "Single room occupancy buildings ("SROs"), Class B hotels, rooming houses, and lodging houses will not be entitled to the (rent) increase and will receive a zero per cent adjustment if either or both of the following conditions exist: The building contains 20 or more dwelling units and 10% or more of the units have been withheld from the rental market for a period exceeding thirty days unless the owner can show a reasonable basis for the withholding; or 20% or more of the dwelling units in the building are not registered with the State Division of Housing and Community Renewal pursuant to part 2528 of the Rent Stabilization Code." [SOURCE: City of New York 1994 (1994-1999 rent stabilization guidelines)]

Accessory Dwelling Unit (ADU)

Terms refers to auxiliary living quarters, a guest house, a guest cottage, "in-apartment" or other stand-alone or embedded unit on the same lot with another dwelling. California law permits occupancy by guests, relatives or employees of the primary dwelling and prohibits renting such units out. In San Juan County, California, an Accessory Dwelling Unit is permitted on the same parcel with another dwelling unit on parcels at least one acre in size. (ADUs on smaller house lots are prohibited.)
Equivalentents - guest house (New York State, Puerto Rico, Montana)

Accommodation

NAICS 2002: 721 "Industries in the Accommodation subsector provide lodging or short-term accommodations for travelers, vacationers, and others. There is a wide range of establishments in these industries. Some provide lodging only; while others provide meals, laundry services, and recreational facilities, as well as lodging. Lodging establishments are classified in this subsector even if the provision of complementary services generates more revenue. The types of complementary services provided vary from establishment to establishment. The subsector is organized into three industry groups: (1) traveler accommodation, (2) recreational accommodation, and (3) rooming and boarding houses. The Traveler Accommodation industry group includes establishments that primarily provide traditional types of lodging services. This group includes hotels, motels, and bed and breakfast inns. In addition to lodging, these establishments may provide a range of other services to their guests. The RV (Recreational Vehicle) Parks and Recreational Camps industry group includes establishments that operate lodging facilities primarily designed to accommodate outdoor enthusiasts. Included are travel trailer campsites, recreational vehicle parks, and outdoor adventure retreats. The Rooming and Boarding Houses industry group includes establishments providing temporary or longer-term

accommodations, which for the period of occupancy, may serve as a principal residence. Board (i.e., meals) may be provided but is not essential.

Establishments that manage short-stay accommodation establishments (e.g., hotels and motels) on a contractual basis are classified in this subsector if they both manage the operation and provide the operating staff. Such establishments are classified based on the type of facility managed and operated.”

[SOURCE: Census Bureau 2005a

<http://www.census.gov/epcd/naics02/def/NDEF721.HTM#N721>]

accommodation, public

Federal law: “Each of the following establishments which serves the public is a place of public accommodation within the meaning of this subchapter if its operations affect commerce, or if discrimination or segregation by it is supported by State action: (1) any inn, hotel, motel, or other establishment which provides lodging to transient guests, other than an establishment located within a building which contains not more than five rooms for rent or hire and which is actually occupied by the proprietor of such establishment as his residence.... ...the provisions of this subchapter shall not apply to a private club or other establishment not in fact open to the public....” [SOURCE: United States 2005]

All Other Traveler Accommodation

NAICS 721199 “This U.S. industry comprises establishments primarily engaged in providing short-term lodging (except hotels, motels, casino hotels, and bed-and-breakfast inns). “ Includes guest houses, youth hotels and hostels, housekeeping cabins and cottages and tourist homes formerly coded 7011.

[SOURCE: Census Bureau 2005a

<http://www.census.gov/epcd/naics02/def/NDEF721.HTM#N721>]

all-suite hotels

Federal, BLS: “All-suite facilities, especially popular with business travelers, offer a living room and a bedroom. These accommodations are aimed at travelers who require lodging for extended stays, families traveling with children, and business people needing to conduct small meetings without the expense of renting an additional room.” [SOURCE: US Department of Labor, Bureau of Labor Statistics 2005]

apartment hotel

New York City: see Class A hotels (hotels containing apartments leased or owned by their occupants)

apartment hotel rental or leasing (economic activity)

NAICS: included in "Lessors of Residential Buildings and Dwellings" 531110- "This industry comprises establishments primarily engaged in acting as lessors of buildings used as residences or dwellings, such as single-family homes,

apartment buildings, and town homes. Included in this industry are owner- lessors and establishments renting real estate and then acting as lessors in subleasing it to others. The establishments in this industry may manage the property themselves or have another establishment manage it for them."

[SOURCE: Census Bureau 2005a <http://www.census.gov/epcd/naics02/def/ND531110.HTM#N531110>]

barrel house (vernacular term)

Refers to the several types of accommodations saloons provide their regular customers. In the 19th and early 20th century, some bars allowed their customers to sleep on a bar stool head down on the bar, or "draped" over a rope strung across the bar" or "flopped" on the floor in a back hallway, for as little as penny a night. By the mid-19th century, many saloons added upper floors with very small cubicle "rooms" for rent.

bed and breakfast (B&B)

Iowa: a hotel with fewer than 10 guestrooms [SOURCE: Iowa 1999]

Michigan: "a private residence that is also the innkeeper's residence, has sleeping accommodations meant for lodgers, has up to 14 rooms and that serves breakfast at no extra charge to the lodgers." [SOURCE: Michigan 1972]

Ohio: "any bed and breakfast with five or more rooms available for transient guests" must purchase a motel license, comply with requirements of the State Fire Marshall's office, be inspected by several agencies, and is considered a hotel that must apply and collect sales tax on room rental and an additional tax per bed." [SOURCE: Ohio nd]

City of Fullerton, California : "a single-family residence converted to a commercial, transient occupancy use, whereby limited numbers of visitors may obtain accommodations and the breakfast meal upon the premises for a fee." [SOURCE: City of Fullerton 2004]

City of Seattle, Washington prohibits "any and all exterior structural alterations that are made to a home to accommodate its use as a bed and breakfast." [SOURCE: City of Seattle 2003]

bed and breakfast *establishment*

Tennessee: "a private home, inn or other unique residential facility offering bed and breakfast accommodations and one (1) daily meal and having four (4) but not more than twelve (12) guest rooms furnished for pay, with guests staying not more than fourteen (14) days, and where the innkeeper resides on the premises or property or immediately adjacent to it. Guest rooms shall be established and maintained distinct and separate from the innkeeper's quarters;

[SOURCE: Tennessee nd (Tennessee Code, Title 68, Chapter 14, Part 5)]

bed and breakfast *facility*

North Dakota: "a private home that is used to provide accommodations for a charge to the public, with not more than seven lodging units, in which no more than two family style meals are provided per day. ... the facility must be the private residence of the host. (Other types of lodging, such as on the farm/ranch cabins, restored farm houses or hunting cabins, are considered lodges or inns and not a bed and breakfast.)

[SOURCE: North Dakota nd (1) (Century Code, Chapter 23-09.1-01)]

bed and breakfast *home*

Kentucky: "a private owner-occupied house having up to five (5) guest rooms and in which the only meal served to guests is breakfast."

[SOURCE: Kentucky nd (902 KAR 45:006 (4))]

Iowa: a private home offering overnight stays to 4 or fewer guests

[SOURCE: Iowa nd (1)]

bed and breakfast *homestay*

Tennessee: "referred to hereafter as the "homestay," means a private home, inn or other unique residential facility offering bed and breakfast accommodations and one (1) daily meal and having less than four (4) guest rooms furnished for pay, with guests staying not more than fourteen (14) days, and where the innkeeper resides on the premises or property or immediately adjacent to it. Guest rooms shall be established and maintained distinct and separate from the innkeeper's quarters.

[SOURCE: Tennessee nd (Tennessee Code 68-14-502 Definitions 2)]

bed and breakfast *inn*

NAICS 721191 "This U.S. industry comprises establishments primarily engaged in providing short-term lodging in facilities known as bed-and-breakfast inns. These establishments provide short-term lodging in private homes or small buildings converted for this purpose. Bed-and-breakfast inns are characterized by a highly personalized service and inclusion of a full breakfast in a room rate."

[SOURCE: U.S. Department of Commerce, Bureau of Census 2005a

<http://www.census.gov/epcd/naics02/def/ND721191.HTM#N721191>]

Iowa: "“Bed and breakfast inn’ means a hotel which has nine or fewer guest rooms.” [SOURCE: Iowa 1999 (Iowa Code 137C.2.1)]

Kentucky: "a private inn or other unique residential facility having not more than nine (9) guest rooms and in which the only meal served to guests is

breakfast. The innkeeper resides on the premises or property immediately adjacent to it during periods of occupancy.
[SOURCE Kentucky nd (902 KAR 45:006)]

boarding house

Humboldt County, California: "a dwelling or part thereof where meals or meals and lodging are provided for compensation for three (3) or more persons, not transient. Also referred to as "Rooming House" in this Code.
[SOURCE: Humboldt County 2000]

City of Fullerton, California: a "dwelling with not more than five guest rooms where lodging (with or without meals) is provided for compensation for not more than ten persons other than members of the family but shall not include a large group home or a residential care facility for the elderly. A dwelling with six or more guest rooms shall be considered a hotel."

[SOURCE: City of Fullerton 2004 (Zoning Ordinance, Chapter 15)]

Equivalentents —

for District of Columbia, see rooming house

for New York City and Massachusetts, see lodging house

for NAICS industry, see rooming and boarding houses

condominium units or time-sharing units within the definition of a hotel or a motel

Massachusetts: "The following factors are relevant for determining whether a cottage, condominium unit or time-sharing unit is a hotel or a motel for the purpose of the room occupancy excise.

a. Sleeping accommodations are provided for the lodging of paying guests.

b. The typical occupant is a transient or public traveler.

c. The occupancy of the room or rooms in such a establishment is typically less than one week."

[SOURCE: Commonwealth of Massachusetts 1988 (830 CMR 64G.1.1)]

compact living unit

City of San Diego: (replaces definition of SRO) "a guest room or efficiency unit as defined by California Health and Safety Code § 17958.1, intended or designed to be used, or which is used, rented, or hired out, to be occupied, or which is occupied, as a primary residence by guests. Compact living units include SRO hotel rooms and single room occupancies, as defined in any Planned District, and rooms rented in "residential hotels" as defined in California Government Code § 7060(a). Compact living units are permitted as a limited use in the zones...and in any planned district zones which allow visitor accommodations or hotels....

(a) Each compact living unit must have at least 70 square feet of usable floor area and may not exceed 220 square feet of usable floor area.

(b)...Compact living units of at least 150 square feet are permitted as efficiency units as defined in California Health and Safety Code...with a maximum occupancy of two persons.

(c) A full or partial kitchen is not required in every unit.

(d) No more than 50 percent of non-rent restricted units within a compact living unit project may have a full bathroom....”

[SOURCE: City of San Diego 2002 (Municipal Code §141.0626)]

compact living project -

"any building containing six or more compact living units.

A compact living unit project does not include any institution in which persons are housed or detained under legal restraint or hospitalized or otherwise under medical, nursing or psychiatric care, or any separately regulated land used under the Land Development Code."

[SOURCE: City of San Diego 2004]

cubicle

New York State: "a small partially enclosed sleeping space within a dormitory with or without a window to the outer air."

[SOURCE: New York State 1929 (as amended MDL Chapter 713, 21)]

cubicle hotel (variant: "cage hotel")

vernacular term for rental sleeping accommodations with small narrow units, furnished with a bed, mattress, and locker or dresser, with common sanitary facilities on the floor or hallway. "Also called lodging houses or cage hotels, these buildings came to be commonly known as 'flop houses'. Often housed inside manufacturing buildings, each floor consisted of long rows of wooden cubicles, roughly 6 ½' long, 4 ½' wide and 7' high, just large enough to fit a wire spring bed frame and a foot locker. The cubicles typically rose only three-quarters of the way to the ceiling so as to allow for light and air, and were covered with chicken wire to prevent theft. One floor might have as many as 200 cubicles." (In 1890 on the Bowery in New York City, a cubicle rented for 15 to 25 cents a night, and was a dominant style in the Bowery's more than 100 lodging houses, serving about 10,000 people a night. Through the Depression era, cubicle hotels were often on floors above saloons, upgrading the "barrel house" form. In 2000, seven examples were left in New York City; as of 2005, three such hotels rented cubicles in 9 hour sleeping shifts.

DASIS Acronym for New York City's Department of AIDS Services and Income Support, the former name of an agency currently known as HASA

displaced family

State of Arkansas: "one who temporarily resides in transient facilities such as motels, hotels, or shelters; temporarily resides as a household guest; or is otherwise 'homeless' or living in 'substandard housing' as defined in preferences

B.1 and B.2. A family living in 'standard, permanent replacement housing' is not displaced. 'Standard, permanent, replacement housing' is defined as:
 (1) decent, safe, and sanitary; (2) adequate for the family size; and
 (3) that the family is occupying pursuant to a lease or occupancy agreement."
 [SOURCE: State of Arkansas, Arkansas Code, Title 1, Chapter 2]

dormitory in a lodging house

New York State: A "dormitory" in a lodging house is any place used for sleeping purposes.

[SOURCE: New York State 1929 (MDL as amended, Chapter 713, 21)]

dwelling unit

City of Chicago: "dwelling unit means a structure, or the part of a structure that is used as a home, residence or sleeping place by one or more persons who maintain a household, together with the common areas..."

[SOURCE: City of Chicago nd (1) (Code Title 5, Chapter 12, § 030)]

City of Santa Cruz : "one or more rooms, designed, occupied or intended for occupancy as separate living quarters, with cooking, sleeping and sanitary facilities provided within the unit for the exclusive use of a household"

[SOURCE: City of Santa Cruz 2002 (Municipal Code)]

Humboldt County, California : "one (1) room, or a suite of two (2) or more rooms designed for, intended for, or used by one (1) family, which family lives, sleeps and cooks therein and which unit has one kitchen or kitchenette."

[SOURCE: Humboldt County 2000 (amended Zoning Chapter 4 § CD)]

Island County, California: "any building or portion thereof which contains living facilities including provisions for sleeping, cooking, eating, and sanitation, as required by Island County, for not more than one family. . ."

Portland, Oregon: "all dwelling classifications covered by the Title."

[SOURCE: City of Portland nd (City Code, Chapter 29.10.020 Definitions)]

See also multi-family dwelling and multiple dwelling.

Euclidean zoning

Dates to 1926 when the town of Euclid, Ohio's comprehensive zoning ordinance, the first in the United States, was upheld by the U.S. Supreme Court.

Each Euclidean Zone has: prescribed standards (set backs, lot size, building height, defined types of activities and structures, property lines, etc) permits certain land uses by right, as long as standards are met.)

extended stay hotel

Ohio: "Any structure consisting of one or more buildings, with more than five sleeping rooms, that is specifically constructed, kept, used, maintained, advertised, and held out to the public to be a place where temporary residence is offered for pay to persons, including, but not limited to, an extended stay hotel or extended stay motel that is specifically constructed, and approved by the building official having jurisdiction over it and by the fire marshal, for extended stay temporary residence by persons, and that contains six or more dwelling units with provision for living, eating, cooking, sanitation, and sleeping. The licensure category for such structures shall be extended stay hotel."

[SOURCE: State of Ohio nd (3) (1301:7-5-08 Hotel and SRO Facility License. (A) § 124.0 General (a) 124.1.1(ii) Extended stay hotel)]

BLS: extended stays "combine features of a resort and a residential hotel. Typically, guests use these hotels for a minimum of 5 consecutive nights. These facilities usually provide rooms with fully equipped kitchens, entertainment systems, ironing boards and irons, office spaces with computer and telephone lines, access to fitness centers, and other amenities"

[SOURCE: United States Department of Labor, Bureau of Labor Statistics 2005]

flophouse (vernacular term)

In the late 19th and early 20th century, a flop house was a indoor sleeping accommodations in which men rented space on the floor of a large, open room, without beds. Clients slept on their own coats or newspaper, generally in rows. During the Depression, the term "flop house" was extended to include commercial dormitories with beds in rows and "cubicle" or "cage" lodgings which rented a bed and locker enclosed in a narrow room (cubicle) or by chicken wire fencing (cage). In New York's Bowery there were once at least 100. See Isay, Anderson, and Wang, 2001.

group habitation

Pennsylvania: Buildings primarily used or designed for the purpose of habitation by four or more persons shall be classified as Group C—Group Habitation. Group C is divided.... Group C Division 2 (C-2)"applies to a building, or a part thereof, where the occupants are in group habitation and are not included under Division C-1, C-3, C-4 or C-5. Hotels, apartment buildings, multiple dwellings, dormitories, lodging houses, orphanages, children's residential institutions, large personal care homes, group homes, group foster homes, and the like, shall be in this classification.

[SOURCE: Pennsylvania nd (1) (Code § 50.1. (d) (2) and Chapter 55)]

guest

Georgia: "A boarder or guest is one who pays a fee for the right to use a room and receive services, generally for a short period of time. If you are not a tenant but are a guest or boarder, you have limited protection under the law. If the hotel

owner or boarding house owners wants a resident to move he need only give notice equal to the time for which the occupancy is paid. For example: if payment is made weekly, one weeks notice to vacate is all that would be required.
[SOURCE: Georgia 2004 (Landlord/Tenant Handbook)]

guest house

Guest house is a term widely used in English-speaking countries which in different contexts may refer to a smaller hotel, a bed and breakfast inn or hostel (if food is served), a separate house or cottage available for rent or to private homes, rooming houses, boarding houses and other dwellings shared by lodgers and hosts.

New York State: "temporary residences...short-term rentals that can house 10 people or more."

[SOURCE: NYS Department of Health 1985 (regulatory code)]

guest room

City of San Diego: "any room that is intended or designed to be used, or which is used, rented or hired out, to provide sleeping accommodations for one or more guests in hotels, motels, bed and breakfast establishments, private clubs, lodges, fraternity or sorority houses, compact living unit projects, or group living accommodations."

[SOURCE: City of San Diego 2004 (City Code, Chapter 11 Revisions, Changes to definitions § 11.0103, Draft 7, December 6, 2004)]

Whitfield County, Georgia: "A room occupied, or intended, arranged or designed for occupancy, by one (1) or more occupants for the purpose of living quarters or residential use." [SOURCE: Whitfield County 2004]

HASA Acronym for New York's HIV/ AIDS Service Administration
formerly known as DASIS

"homeless person"

Federal law: "An individual who lacks a fixed, regular, and adequate residence or a person who resides in a shelter, welfare hotel, transitional program or place not ordinarily used as regular sleeping accommodations, such as streets, cars, movie theatres abandoned buildings, etc. In addition, individuals who are staying in their own or someone else's home but will be asked to leave within the next month are considered homeless. People in jail are not homeless."

[SOURCE: Stewart B. McKinney Homeless Assistance Act 1987]

homestay

an arrangement by a resident to host in the resident's home a small number of overnight guests, lodgers, or boarders (commonly specified as four or fewer)
See bed and breakfast homestay.

hotel

Arkansas: " 'Hotel' means every building or other structure commonly referred to as a hotel, motel, motor hotel, motor lodge, or by similar name, which is kept, used, maintained, advertised, and held out to the public to be a place where food is actually served and consumed and sleeping accommodations are offered for adequate pay to travelers or guests, whether transient, permanent, or residential, in which fifty (50) or more rooms are used for the sleeping accommodations of such guests and having one (1) or more public dining rooms with adequate and sanitary kitchen facilities, and a seating capacity for at least fifty (50) persons, where meals are regularly served to such guests, such sleeping accommodations and dining room being conducted in the same building or in separate buildings or structures used in connection therewith that are on the same premises and are a part of the hotel operation.
[SOURCE: Arkansas State Arkansas Code 3-9-402. Definitions.]

hotel Commonwealth of Virginia: "any place offering to the public for compensation transitory lodging or sleeping accommodations, overnight or otherwise, including but not limited to facilities known by varying nomenclatures or designations as hotels, motels, travel lodges, tourist homes, or hotels."
[SOURCE: Virginia Code, § 35.1-1. Definitions. 7.]

hotel Humboldt County, California: "any building or portion thereof containing living quarters or dwelling units and designed for or intended to be used by six (6) or more transient guests, whether the compensation or hire be paid directly or indirectly, and shall include resort hotel, lodging house, boarding house, rooming house, dormitory, residence club, fraternity, sorority, and other similar uses."
[SOURCE: Humboldt County Zoning Chapter 4, § C and D]

hotel City of Fullerton, California: " a building in which there are six or more guest rooms where transient occupancy with or without meals is provided to overnight guests for periods of thirty or fewer consecutive calendar days for compensation, and where no provision is made for cooking in any individual room or suite. A hotel may include a building in which there is one apartment for use by the resident manager, but it shall not include jails, hospitals, asylums, sanitariums, orphanages, prisons, detention homes, single-room occupancies, and similar buildings where human beings are housed or detained under legal restraint or for care or treatment. A hotel may include ancillary retail and service businesses which provide a convenience to the traveling public; such businesses include, but are not limited to, giftshops, tour and/or travel agencies and car rental services. [SOURCE: City of Fullerton, Zoning Ordinance Chapter 15]

hotel City of Portland: "Any structure containing six or more dwelling units that are intended, designed, or used for renting or hiring out for sleeping purposes by residents on a daily, weekly, or monthly basis." ... "Hotel" means any structure, or any portion of any structure which is occupied or intended or designed for

transient occupancy for 30 days or less for dwelling, lodging, or sleeping purposes, and includes any hotel, inn, tourist home or house, motel, studio hotel, bachelor hotel, lodging house, rooming house, apartment house, public or private dormitory, fraternity, sorority, public or private club, and also means space or portion thereof so occupied, provided such occupancy is for less than a 30-day period.” [SOURCE: City of Portland, nd (City Code Chapter 6.04.010, Definitions I, "Hotel" and Chapter 29 §10.020 Definitions, D. "Hotel")]

hotel New York State: “an inn having thirty or more sleeping rooms.”
[SOURCE: New York State 1929 : 12]

hotel New York City: “any Class A or Class B multiple dwelling which provides all of the services included in the rent as set forth in § 2521.3 of this Title.
[New York City * (9 NYCRR § 2520.6 Definitions (b))]

New York City: "a hotel is any Class A or B Multiple Dwelling which provides basic hotel services such as maid, linen, use and upkeep of furniture, and switchboard and other desk-type facilities. This full range of hotel services may not necessarily be required to qualify as a hotel in” certain Class B Multiple Dwellings, such as rooming-houses and some SRO's. [§ 2521.3]

§2521.3 Classification of buildings

(a) Upon application by a tenant or owner, the DHCR shall issue an order determining a building's classification based upon the services provided and other relevant factors. Except as provided in subdivisions (b) of this section. If the building is reclassified, then the housing accommodations therein shall thereafter be subject to the provisions of this Code applicable to apartment buildings, at the legal regulated rent for each housing accommodation as determined by the order of the DHCR, plus lawful increases and adjustments allowed pursuant to this Code, (c) and (d) of this section, if it is determined that such building is not a hotel, the DHCR shall classify the building as an apartment building unless the owner restores sufficient services to maintain a hotel classification in accordance with subdivision.

In order for an owner to retain or continue the building's classification as a hotel, he or she must provide, in addition to any other services he or she is or was providing pursuant to § 2520.6 of this Title, all four of the following services:

- (1) maid service, consisting of general housecleaning at a frequency of at least once a week;
- (2) linen service, consisting of providing clean linens at a frequency of at least once a week;
- (3) furniture and furnishings, including at a minimum a bed, lamps, storage facilities for clothing, chair and mirror in a bedroom; such furniture to be maintained by the hotel owner in reasonable condition; and

(4) lobby staffed 24 hours a day, seven days a week by at least one employee....

(b) A building's classification as a hotel will not be retained or continued where the DHCR determines that 51 percent of the permanent tenants are not receiving maid and linen service, except that all tenants receiving such services shall be entitled to receive the services for the duration of their occupancy. Where an owner is providing maid and linen service to 51 percent of the permanent tenants and the owner wishes to maintain the building's classification as a hotel, the owner shall be afforded 90 days to restore all four hotel services described above, without any additional rent increase for such services, to all of the building's permanent tenants, except that those tenants whose housing accommodations were rented to them as apartment (not hotel) housing accommodations shall have the option of rejecting restoration of hotel services and be subject to the RSL, pursuant to the provisions of this Code applicable to apartment buildings, until they vacate, at which time the owner shall be required to restore hotel services to the housing accommodations.

c) Notwithstanding the provisions of subdivision (a) of this section, single-room occupancy facilities such as single-room occupancy hotels or rooming houses, as defined in the MDL, shall not be subject to reclassification pursuant to this section. However, such housing accommodations shall be included in the definition of hotel as set forth in § 2520.6 (b) of this Title for all other purposes of this Code, except that the four minimum services enumerated in such section shall not be required to be provided unless such services were provided on the applicable base dates pursuant to § 2520.6 (4) of this Title.

(d) Notwithstanding the provisions of subdivision (a) of this section, the DHCR may decline to reclassify a hotel to apartment building status if it finds that the owner has reduced any of the four hotel services listed in such subdivision (a) for the purpose of reclassification of the building.

[SOURCE: New York City 1987]

hotel, Class A Hotel

New York City: a residential hotel with apartment units owned or leased by their occupants and providing hotel services

hotel, Class B Hotel

New York City = single room occupancy (SRO) hotels

“Hotels providing rooms with or without private bathrooms for permanent residents or transients and all hotel services. Also see SRO hotel.”

hotel Whitfield County, Georgia: “Any structure or any portion of a structure, including any lodging house, rooming house, dormitory, turkish bath, bachelor hotel, studio hotel, motel, motor hotel, auto court, inn, lodge, tourist camp, tourist cabin, or any other place in which rooms, lodgings or accommodations are furnished for value. (Exclusions:) It does not include any jail, hospital, asylum, sanitarium,

orphanage, prison, detention or other buildings in which human beings are housed and detained under legal restraint. It also does not include any rooms, lodgings, or accommodations furnished for more than ten (10) consecutive days, for use as meeting rooms, or furnished to state or local government officials or employees when traveling on official business. [SOURCE: Whitfield County 2004]

hotel Hawaii: "'Hotel' includes a structure or structures used primarily for the business of providing transient lodging for periods of less than thirty days and which furnishes customary hotel services including, but not limited to, front desk, restaurant, daily maid and linen service, bell service, or telephone switchboard; (Exclusions:) provided that for the purposes of this chapter, apartments in a project as defined by §514A-3 that provide customary hotel services shall be excluded from the definition of hotel. The definition of hotel as set forth in this section shall be in addition to and supplement the definition of "hotel" as set forth in the various county ordinances."
[SOURCE: Hawaii 2005 §467-1 Definitions, Effective July 1, 2006, "§514A-3" changed to "§514B-3". L 2004, Chapter 164, §13; L 2005, Chapter 93, §7.]

hotel Tennessee: "any building or establishment kept, used, or maintained as, or advertised as, or offered to the public to be, a place where sleeping accommodations are furnished for pay to transients or travelers, whether or not meals are served therein."

hotel Illinois: "'Hotel' means any building or buildings maintained, advertised, and held out to the public to be a place where lodging is offered for consideration to travelers and guests. "Hotel" includes inns, motels, tourist homes or courts, and lodging homes..." the term "hotel" includes a facility advertised and operated exclusively as a romantic getaway by an entity operating as a private club that provides, for a consideration, living quarters, sleeping, or housekeeping accommodations to its members."
[SOURCE: Illinois Legislature 2006 (House Bill 2047)]

Michigan: "'Hotel' means a building or structure kept, used, maintained as, or held out to the public to be an inn, hotel, or public lodging house. Hotel does not include a bed and breakfast..." [SOURCE: Michigan 1913]

Hotel and Motel Fire Safety Act
Public Law 101-391 of 1990

hotel / hotel-condo

Hawaii: " 'Hotel/hotel-condo' means an establishment consisting of any building or structure used primarily for the business of providing for consideration transient accommodation lodging facilities and that furnishes, as part of its routine operations, one or more customary lodging services, other than

living accommodations and the use of furniture and fixtures, including, but not limited to, restaurant facilities, or room attendant, bell, telephone switchboard, laundering, or concierge services, and is subject to the transient accommodations tax under chapter 237D.”
 [SOURCE: Hawaii nd (Revised Statutes 467-1)]

hotel / motel

Ohio: "those facilities which have transient guests staying for a period of 30 days or less". [SOURCE: Ohio nd (2)]

hotel or motel

Wisconsin: "hotel" or "motel" means a building or group of buildings in which the public may obtain accommodations for a consideration, including, without limitation, such establishments as inns, motels, tourist homes, tourist houses or courts, lodging houses, rooming houses, summer camps, apartment hotels, resort lodges and cabins and any other building or group of buildings in which accommodations are available to the public,

(Exclusions:) except ...mobile homes as defined in s. 66.0435 (1) (d), rented for a continuous period of more than one month and accommodations furnished by any hospitals, sanatoriums, or nursing homes, or by corporations or associations organized and operated exclusively for religious, charitable or educational purposes provided that no part of the net earnings of such corporations and associations inures to the benefit of any private shareholder or individual.
 [SOURCE: Wisconsin nd {Wisconsin Statute 77.52 (2) (a) 1}]

"Hotel" means all places wherein sleeping accommodations are offered for pay to transients, in 5 or more rooms, and all places used in connection therewith. "Hotelkeeper", "motelkeeper" and "innkeeper" are synonymous and "inn", "motel" and "hotel" are synonymous. [SOURCE: Wisconsin nd {Chapter 254.61(3)}]

Upon the written request of the hotel operator... the department may classify a hotel as a "motel", if the operator of the hotel furnishes on-premises parking facilities for the motor vehicles of the hotel guests as a part of the room charge, without extra cost.

[SOURCE: Wisconsin nd (Wisconsin Statute Chapter 254.63 Motels)]

Prince George's County, Maryland: "...Each guest room shall have its own toilet and washroom. Cooking facilities shall be prohibited." A hotel or motel in an industrial or office use zone must have "frontage on a street with (at least) a 70 foot right of way."

[SOURCE: Prince George's County nd {Code Chapter 27-365 (5)}]

hotel and motel tax

Iowa: "The hotel and motel tax is imposed upon the gross receipts from the renting of any and all sleeping rooms, apartments or sleeping quarters in a

facility covered by Iowa Code Chapter 422A. Facilities which are covered are defined as any hotel, motel, inn, public lodging house, rooming house, tourist court or any place where sleeping accommodations are furnished to transient guests for rent, whether with or without meals. Gross receipts from renting include any direct or indirect charge for the rooms. ...The rental of a mobile home which is tangible personal property rather than real property is subject to tax under this chapter in the same fashion as a sleeping room. The renting of all sleeping rooms would be exempt from the tax if rented by the same person for a period of more than 31 consecutive days. ...The hotel -motel tax shall not apply: (a) when rooms are furnished to a person if that person rents any rooms or facility for more than 31 consecutive days, (b) to the renting of sleeping rooms in dormitories and in memorial unions at all universities and colleges located in the state, (c) to contracts made directly with the federal government, or (d) to the renting of a room to the guest of a religious institution upon real property exempt from tax as the property of a religious institution, if the reason for renting the room is to provide a place for a religious retreat or function and not a place for transient guests generally.

[SOURCE: Iowa nd & 1987 {Iowa Code 422A 701-105.3; 103.1(2) Rooms; 105.3(1) (Exceptions)}]

hotel occupant

New York City: "Hotel occupant. Any person residing in a housing accommodation in a hotel who is not a permanent tenant. Such person shall not be considered a tenant for the purposes of this Code, but shall be entitled to become a permanent tenant as defined in subdivision (j) of this section, upon compliance with the procedure set forth in such subdivision...

[SOURCE: City of New York 1987 (9 NYCRR, § 2520.6 Definitions (m)*]

(Note: In New York, a hotel occupant may only be protected by rent stabilization if he or she becomes a 'permanent tenant'.)

Whitfield County, Georgia : "Any person who, for a consideration, uses, possesses or has the right to use or possess any room in a hotel under any lease, concession, permit, right of access, license to use, or other agreement, or otherwise." [SOURCE: Whitfield County 2004]

(hotel) *permanent resident*

Whitfield County, Georgia: "Definition - Permanent resident: Any occupant as of a given date who has or shall have occupied or has or shall have the right of occupancy of any guest room in a hotel for more than ten (10) consecutive days next preceding such date." [SOURCE: Whitfield County 2004]

hotel permanent tenant

New York City: "Permanent tenant. For housing accommodations located in hotels, an individual or such individual's family members residing with such individual who:

- (1) has continuously resided in the same building as a principal residence for a period of at least six months; or
 - (2) a hotel occupant who requests a lease of six months or more pursuant to § 2522.5(a)(2) of this Title; or
 - (3) who is in occupancy pursuant to a lease of six months or more shall be a permanent tenant even if actual occupancy is less than six months. Unless otherwise specified, reference in this Code to 'tenant' shall include permanent tenant with respect to hotels."
- [SOURCE: New York City 1987 (9 NYCRR § 2520.6 (j) Definitions*)]

hotels, rooming houses, camps, and other lodgings

South Carolina: For South Carolina Major Group 70 - hotels, rooming houses, camps, and other lodgings, property tax is under county jurisdiction, unless exempt. (Exemptions include YMCA and YWCA.)

[SOURCE: South Carolina 2004 (SCC Title 45)]

hourly rental

Louisiana: "Any municipality or city or parish governing authority may prohibit any hotel, motel, or inn or bed and breakfast from charging for a room for less than a twenty-four-hour period. No such entity shall charge an hourly rate."

[SOURCE: Louisiana 2001 (RS §20-4.920.1.)]

housing accommodation

New York City: "That part of any building or structure, occupied or intended to be occupied by one or more individuals as a residence, home, dwelling unit or apartment, and all services, privileges, furnishings, furniture and facilities supplied in connection with the occupation thereof. The term housing accommodation will also apply to any plot or parcel of land which had been regulated pursuant to the City of Rent Law prior to July 1, 1971, and which became subject to the RSL after June 30, 1974."

[SOURCE: New York City 1987 (9 NYCRR § 2520.6 (a) Definitions*)]

innkeeper

Alabama: equates innkeepers, boarding house keepers and hotel keepers

[SOURCE: Alabama Department of Revenue 2001]

South Carolina: " 'Innkeeper' " as used in this section [§ 45, lodging tax] shall mean the proprietor of any hotel, inn, boarding house, motor court, or motel where beds or lodging are for hire. ...Keepers of boardinghouses shall have the same rights and remedies for enforcing and collecting claims for board as are allowed by law to innkeepers or hotelkeepers...."

[SOURCE: South Carolina 2004, (Title 45); 2001(§ 45-1-40)]

Maryland: " 'Innkeeper' means the owner, operator, manager, or keeper of a lodging establishment, or the agent of an owner, operator, manager, or

keeper of a lodging establishment.”

[SOURCE: Maryland nd (Administrative Code Business Regulation §15-201(b))]

Louisiana: “Those are called innkeepers, who keep a tavern or hotel, and make a business of lodging travelers.”

[SOURCE: Louisiana nd(1) (Civil Code, Article 3232 §6 Innkeepers)]

lease, let or rental

Hawaii: “‘Lease’, ‘let’, or ‘rental’ means the leasing or renting of living quarters or sleeping or housekeeping accommodations in hotels, apartment hotels, motels, condominium property regimes or apartments defined in chapter 514A, (and) cooperative apartments, rooming houses, or other places in which lodgings are regularly furnished to transients for a consideration, without transfer of the title of such property.” [SOURCE: Hawaii 1997, cf Hawaii 2005 (HRS §467-1)]

lodger

Michigan: "a person who rents a room in a bed and breakfast for fewer than 30 consecutive days." [SOURCE: Michigan 1913]

lodger or boarder

Ohio: one, two and three family dwellings, bed and breakfasts, motels, and hotels with more than 5 lodgers or boarders; must meet the Ohio Basic Building Code as transient (Group R-1) or non-transient (Group R-2) residential building.

lodger (or boarder), non-transient

“makes use of a family dwelling or residential facility for 30 or more days; such facilities are Group R2, non-transient residential buildings including inns, bed and breakfasts, motels and hotels”

lodger (or boarder), transient

“makes use of a residential facility (Group R-1 or R-2) for a period of less than 30 days.

[SOURCE: Ohio nd(2)]

lodging establishment

Missouri: “any building, group of buildings, structure, facility, place or places of business where five or more guest rooms are provided ...advertised or held out to the public for hire which can be construed to be a hotel, motel, motor hotel, apartment hotel, tourist court, resort, cabins, tourist homes, bunkhouse, dormitory or similar place by whatever named called; includes all accommodations for hire for either transient guests, permanent guests, or both transient and permanent guests.”

[SOURCE: Missouri Business Net 2005] (Missouri state law

further includes in the regulated and taxed “lodgings establishment” class of buildings: inns, bed and breakfast inns, boarding houses, rooming houses, and all condos, cabins, houses, apartments, resorts, ranches or other forms of real

estate or accommodations available for daily, weekly, or vacation rental at any time in the year. Licenses for lodgings must be renewed annually.)

lodging establishment

Tennessee: “any structure or space, or any portion thereof, which is occupied or intended or designed for occupancy by guests of the lodging establishment for dwelling, lodging or sleeping purposes, and includes any hotel, inn, tourist camp, tourist court, tourist cabin, motel, bed and breakfast establishment or any place in which rooms, lodgings or accommodations are furnished to guests for a consideration; whether or not meals are served therein.”

[SOURCE : Tennessee nd (§68.14. 601)]

lodging establishment

Maryland: " 'Lodging establishment' means an inn, hotel, motel, or other establishment that has at least four rooms available for a fee to transient guests for lodging or sleeping purposes."

[SOURCE: Maryland nd (Administrative Code Business Regulation §15-201(c))]

lodging house

New York City: the formal legal term for a room and board house.

New York State: “a ‘lodging house’ is a multiple dwelling, other than a hotel, a rooming house or a furnished room house, in which persons are housed for hire for a single night, or for less than a week at one time, or any part of which is let for any person to sleep in for any term less than a week.”

[SOURCE: New York State 1929 (as amended*)]

lodging house

Commonwealth of Massachusetts: ““an establishment where lodgings are let to four or more persons not within the second degree of kindred to the operator, and which is licensed or required to be licensed under M.G.L. Chapter 140, s. 23.... The presence of one or more of these factors may indicate that an establishment is a lodging house in determining whether an establishment is ... a lodging house...for the purpose of the room occupancy excise....The occupancy is characterized by a degree of permanency, so that the establishment is considered the occupant's residence or temporary residence. The relationship between the operator and the occupant is not that of landlord-tenant, with an exclusive right or privilege in any particular room. Instead, the occupant merely has an agreement with the operator for the use or possession of a particular room or rooms. The operator may provide maid and linen service, meaning the operator may clean the room or rooms and may change the linen on a regular basis as part of the rent or as a separate charge. The operator may provide meals or may furnish individual cooking facilities for the preparation, serving, eating, and storage of food.”

[SOURCE: Commonwealth of Massachusetts 1988 (§ 830 CMR 64G.1.1)]

lodging house, dormitory (style)

sleeping accommodations renting cots or bunks in large, open rooms ("for ten to fifteen cents per night" in late 19th century), "typically located over taverns or saloons." Public shelters (e.g. the Armory in New York City) and U.S. Army barracks (beginning in World War I) adopted this style. Sleeping dormitories remain available in youth hostels and workers quarters.

lodging tax

Alabama: "The lodgings tax shall be collected by all persons who operate any hotel, motel, rooming house, apartment house, lodge, inn, tourist cabin, tourist court, tourist home, camp, trailer court, or any other place where rooms, apartments, cabins, sleeping accommodations, house trailer parking accommodations, or other accommodations are made available to travelers, tourists, or other transients. ... (10) "Exemptions from the lodgings tax are as follows: (a) On or after December 1, 2001, charges for rooms, lodgings, or accommodations supplied for a period of 180 continuous days or more in any one place are exempt from state, county, and municipal lodgings tax. Prior to December 1, 2001, the tax did not apply to charges for rooms, lodgings, or accommodations supplied for a period of 30 continuous days or more in any one place."

[SOURCE: Alabama Department of Revenue 2001 (§ 810-6-5.13. (4) and (10)]

MDL Acronym used in New York for Multiple Dwelling Law of 1929 as amended.

motel

Humboldt County, California: "a building or group of buildings comprising individual living quarters or dwelling units for the accommodation of transient guests which is designed so that parking is on the same building site and is conveniently accessible from the living units without having to pass through any lobby, and where luggage is moved between the parking area and living unit without necessarily having to pass through any lobby or interior court. This definition includes auto court, tourist court and motor hotel, but does not include accommodation for manufactured homes or recreational vehicles.

[SOURCE: Humboldt County 2000]

City of Fullerton, California: "a group of attached or detached buildings in which there are individual sleeping units which provide transient occupancy for periods of thirty or fewer consecutive calendar days to overnight guests for compensation where a majority of such units open individually and directly to the outside, where not to exceed twenty percent of the units have kitchens, and where a garage is attached or a parking space is conveniently located to each unit.... (The word "motel") includes auto courts, motor lodges, motor courts, tourist courts, automobile courts, and automobile camps.

[SOURCE: City of Fullerton, 2004]

City of Portland : "... a motel shall be defined the same as a hotel."
[SOURCE: City of Portland nd (City Code, § 29.10. E.)]

Prince George's County, Maryland: " a motel (in R-R zone) must be on 5 (or more) acres, have a 200 foot frontage on a right of way (at least) 120 feet wide." See hotel or motel."
[SOURCE: Prince George's County 2005 (County Code § 27-365)]

multi-family dwelling

City of Santa Cruz: "a building containing two or more dwelling units for the use of individual households; an apartment or condominium building is an example of this dwelling unit type." [SOURCE: City of Santa Cruz 2002]

multiple dwelling

New York State: "A 'multiple dwelling' is a dwelling which is either rented, leased, let or hired out, to be occupied, or is occupied as the residence or home of three or more families living independently of each other. On and after July first, nineteen hundred fifty-five (July 1, 1955), a "multiple dwelling" shall also include residential quarters for members or personnel of any hospital staff which are not located in any building used primarily for hospital use provided... (Exclusions) A 'multiple dwelling" shall not be deemed to include a hospital, convent, monastery, asylum or public institution, or a fireproof building used wholly for commercial purposes except for not more than one janitor's apartment and not more than one penthouse occupied by not more than two families. For the purposes of this chapter "multiple dwellings" are divided into two classes: "class A" and "class B."

multiple dwelling 'class A'

New York State: "a multiple dwelling which is occupied, as a rule, for permanent residence purposes. This class shall include tenements, flat houses, maisonette apartments, apartment houses, apartment hotels, bachelor apartments, studio apartments, duplex apartments, kitchenette apartments, garden-type maisonette dwelling projects, and all other multiple dwellings except class B multiple dwellings.

multiple dwelling, 'class B'

New York State: "A 'class B' multiple dwelling is a multiple dwelling which is occupied, as a rule transiently, as the more or less temporary abode of individuals or families who are lodged with or without meals. This class shall include hotels, lodging houses, rooming houses, boarding houses, boarding schools, furnished room houses, lodgings, club houses, college and school dormitories and dwellings designed as private dwellings but occupied by one or two families with five or more transient boarders, roomers or lodgers in one household.

[SOURCE: New York State 1929 (MDL)]

occupant

New York City: "any person occupying a housing accommodation as defined in and pursuant to § 235-f of the Real Property Law. Such person shall not be considered a tenant for the purposes of this.

[SOURCE: New York City 2000 (NYCRR § 2520.6 (l))*]

“palace hotel”

vernacular term applied to first-class luxury grand hotels in the early 20th century which housed elite residents in addition to accommodating visiting transients. Examples of these hotels include New York City's Plaza Hotel, built in 1907, the residence of families "the closest New York had to royalty"; Los Angeles' former "crown jewel", The Alexandria Hotel, also built in 1907 and the Waldorf-Astoria, which is still home to multimillionaires. (See Groth1994/1999.)

parking space, private

City of Fullerton, California: "an open area other than a street, alley or other public property, which area is provided for the parking needs of occupants of a dwelling, hotel, motel, apartment hotel, apartment house, boarding house or lodging house or any other permitted or conditionally permitted use in the residential zones, to which these facilities are appurtenant."

[SOURCE: City of Fullerton 2004 (Zoning Ordinance)]

permanent housing programs for homeless people

"provide long term housing assistance with support services for which homelessness is a primary requirement for program eligibility....does NOT include public housing, Section 8, federal, state, or local housing assistance programs for low income persons that do not include a specific set aside for homeless persons, or for which homelessness is not a basic eligibility requirement." [SOURCE: United States Department of Commerce, Bureau of Census 1997 Appendix B, page 2, Definitions of NSHAPC Programs.]

primary residence

New York City: "Although no single factor shall be solely determinative, evidence which may be considered in determining whether a housing accommodation subject to this Code is occupied as a primary residence shall include, without limitation, such factors as listed below:

- (1) specification by an occupant of an address other than such housing accommodation as a place of residence on any tax return, motor vehicle registration, driver's license or other document filed with a public agency;
- (2) use by an occupant of an address other than such housing accommodation as a voting address;
- (3) occupancy of the housing accommodation for an aggregate of less than 183 days in the most recent calendar year, except for

temporary periods of relocation pursuant to § 2523.5(b)(2) of this Title; and

(4) subletting of the housing accommodation.”

[SOURCE: New York City 2000 {9 NYCRR § 2520.6 Definitions (u)}*]

public accommodation

Federal: "The following private entities are considered public accommodations for purposes of this subchapter, if the operations of such entities affect commerce— (A) any inn, hotel, motel, or other establishment which provides lodging to transient guests, other than an establishment located within a building which contains not more than five rooms for rent or hire and which is actually occupied by the proprietor of such establishment as his residence;..."

[SOURCE: United States 2005 (USC 42. 21. II § 2000a and 126.III)]

rent control

New York State: beginning in 1969, Rent Stabilization has been gradually phased in to replace "Rent Control" for most the regulated apartments and hotel dwellings in New York City. See rent stabilization.

rent stabilization code ("RSC")

New York State : Rent Stabilization Code (RSC), issued by the New York State Division of Housing and Community Renewal (DHCR) codifies laws and procedures of the Rent Stabilization Law (RSL)

rent stabilization, application to hotels, lodging houses, rooming houses, and SROs

New York City: RSC "applies to dwelling units in all hotels built prior to July 1, 1969 with 6 or more dwelling units that charged no more than \$300/month or \$88/week the week of May 31, 1968 and/or eligible for benefits under (rent control).

[SOURCE: City of New York 1969 (NYC Rent Stabilization Law § 26-506)]

a. ... this (city rent and rehabilitation) law shall apply to dwelling units in all hotels except hotels erected after July first nineteen hundred sixty-nine (July 1, 1969), whether classified as a class A or a class B multiple dwelling, containing six or more dwelling units, provided that the rent charged for the individual dwelling units on May thirty-first, nineteen hundred sixty-eight (May 31, 1968) was not more than three hundred fifty dollars per month (\$350/month) or eighty-eight dollars per week (\$85/week); and further provided that, notwithstanding the foregoing, this law shall apply to dwelling units in any hotel, whether classified as a class A or a class B multiple dwelling eligible for benefits pursuant to the provisions of § 11-244 of the code.

b. Upon application by a tenant or owner, the division of housing and community renewal, shall determine if such building is a hotel covered by this law, based upon the services provided and other relevant factors. If it is determined that such building is not a hotel, it shall thereafter be subject to this law pursuant to subdivision b of § 26-504 of this chapter.

New York City: The allowable level of rent adjustment over the lawful rent actually charged and paid on September 30, 1999 shall be:

- 1) Residential Class A (apartment) hotels: 4%
- 2) Lodging houses: 4%
- 3) Rooming houses (Class B buildings containing less than 30 units): 4%
- 4) Class B hotels: 4%
- 5) Single Room Occupancy buildings (MDL § 248 SRO's): 4%

Except that the allowable level of rent adjustment over the lawful rent actually charged and paid on September 30, 1999 shall be 0% if: Fewer than 70% of the residential units in a building are occupied by permanent rent stabilized or rent controlled tenants paying no more than the legal regulated rent, at the time that any rent increase in this Order would otherwise be authorized. Furthermore, the allowable level of rent adjustment over the lawful rent actually charged and paid on September 30, 1999 shall be 0% on any individual unit if the owner has failed to provide to the new occupant of that unit a copy of the Rights and Duties of Hotel Owners and Tenants..." [SOURCE: New York City 1999b (Rent Guidelines for Hotels, Rooming Houses, Single Room Occupancy Buildings and Lodging Houses)]

rented room

City of Fullerton: "a room or rooms within, and part of, a single-family residence that may be rented to individuals as living accommodations. A rented room is not a separate dwelling unit having its own kitchen facilities; it may or may not have separate access from the exterior.

[SOURCE: City of Fullerton 2004 (Zoning Ordinance)]

residence

City of Fullerton, California : a building or structure or portion thereof, which is designed for or used to provide a place of abode for human beings, but not including hotels. The term "residence" includes the term "residential" as referring to the type of or intended use of a building or structure.

[SOURCE: City of Fullerton 2004 (Zoning Ordinance)]

residential hotels

BLS: "Residential hotels provide living quarters for permanent and semipermanent residents. They combine the comfort of apartment living with the convenience of hotel services. Many have dining rooms and restaurants that also are open to the general public."

[SOURCE: US Department of Labor, Bureau of Labor Statistics 2005]

New York: See multiple dwelling, Class A, and hotels, Class A

residential hotels and retirement hotels

Included in NAICS 2002 531110 Lessors of Residential Buildings and Dwellings formerly SIC 6513

[SOURCE: United States Department of Commerce, Bureau of Census 2005a
<http://www.census.gov/epcd/naics02/def/ND531110.HTM#N531110>]

rooms (sleeping rooms)

Iowa: "... any and all sleeping rooms in any hotel , motel , inn , public lodging house , rooming or tourist court , or in any place where sleeping accommodations are furnished to transient guests, whether with or without meals, except....sleeping rooms in dormitories and in memorial unions at all universities and colleges located in Iowa, are subject to tax. The rental of a mobile home which is tangible personal property rather than real property is subject to tax under this chapter in the same fashion as a sleeping room. The renting of all sleeping rooms would be exempt from the tax if rented by the same person for a period of more than 31 consecutive days.

[SOURCE: Iowa 1987 {Iowa Code 103.1(2)}]

room occupancy excise

Massachusetts: name for a tax elsewhere known as a lodging, transient, tourist, or hotel tax. "The "room occupancy excise is imposed upon the transfer of occupancy of any room or rooms for a period of ninety days or less in a hotel, in a lodging house, or in a motel located in Massachusetts." Establishments subject to the 'room occupancy excise' include hotels or motels and lodging houses. [SOURCE: Massachusetts Commonwealth 1988]

rooming house

New York: "Class B buildings containing less than 30 units" (maybe a private home that rents rooms, see multiple dwelling); the proprietor must live on the premises. ... A 'rooming house' or a 'furnished room house' is a multiple dwelling, other than a hotel, having less than thirty sleeping rooms and in which persons either individually or as families are housed for hire or otherwise with or without meals. An inn with less than thirty sleeping rooms is a rooming house. [SOURCE: New York State 1929]

Washington, D.C. : "A rooming or boarding house shall be permitted as a matter of rights in an R-4 District; provided: (a) Accommodations are not provided to transient guests who stay ninety (90) days or less at the premises; (b) No sign is displayed on the premises; (c) No advertisement is displayed or published on or off the premises holding out the establishment to be a hotel, motel, inn, hotel, bed and breakfast, private club, tourist home, guest house, or other transient accommodation; (d) Cooking facilities are not provided in any

individual unit; and (e) In a rooming house, no central dining or food preparation area is provided for guests."

[SOURCES: District of Columbia 2002 (Municipal Regulations Zoning- 49DCR 2750 of March 22, 2002)

rooming and boarding houses

NAICS 721310 : "This industry comprises establishments primarily engaged in operating rooming and boarding houses and similar facilities, such as fraternity houses, sorority houses, off-campus dormitories, residential clubs, and workers' camps. These establishments provide temporary or longer-term accommodations which, for the period of occupancy, may serve as a principal residence. These establishments also may provide complementary services, such as housekeeping, meals, and laundry services."

Inclusion and correspondence:

2002 NAICS	1997 NAICS	1987 SIC	Corresponding Index Entries
721310	721310	-----	Boarding houses
721310	721310	7041	Clubs, residential
721310	721310	7021	Dormitories, off campus
721310	721310	7041	Fraternity houses
721310	721310	7021	Migrant workers' camps
721310	721310	7021	Off campus dormitories
721310	721310	7041	Residence clubs, organizational
721310	721310	7041	Residential clubs
721310	721310	7021	Rooming and boarding houses
721310	721310	7041	Sorority houses
721310	721310	7021	Workers' camps
721310	721310	7021	Workers' dormitories

[SOURCE: NAICS 2002 (No change 1997 to 2002 NAICS)

<http://www.census.gov/epcd/naics02/def/NDEF721.HTM#N7213>]

rooms, units, or quarters types

(1) primarily rented as residential quarters or units (occupied as one's primary residence)

(2) primarily rented as transient guest rooms or units

[SOURCE: Department of Commerce, Bureau of Census 2001

(Public Use Form AF 721)]

Section 8 Rental Voucher/Certificate Program

City of Santa Cruz 2002-2007 : a tenant-based rental assistance program that subsidizes a family's rent in a privately owned house or apartment. The program is administered by local public housing authorities. Assistance payments are based on 30 percent of household annual income. Households with incomes of

50 percent or below the area median income are eligible to participate in the program [SOURCE: City of Santa Cruz 2002 (City Code)]

Section 8 Moderate Rehabilitation Single Room Occupancy building ("SRO building")- Federal, HUD: "A building remodeled with funds from HUD under this title housing low income qualified tenants who pay a maximum of 30 per cent of their income as rent." [SOURCE: United States Department of Housing and Urban Development ("HUD") nd]

Section 811 Supportive Housing for Persons with Disabilities

Federal HUD: " Section 811 is designed to increase rental opportunities with support services to enable persons with disabilities who are very low-income to live independently in the community. The program provides interest-free capital advances to nonprofit organizations to construct or rehabilitate rental housing with support services for very low-income persons with disabilities who are at least 18 years old. The advance remains interest-free and need not be repaid as long as the housing remains available for very low-income persons with disabilities for a minimum of 40 years. In addition, the program provides rental assistance for residents in the housing. Residents pay 30 percent of their adjusted gross income in rent and Section 811 pays the difference between the monthly approved operating cost and the rent received from the tenant." [SOURCE: US Department of Housing and Urban Development nd]

Shelter Plus Care ("S+C" or "Shelter Plus")

Federal (HUD): Shelter Plus Care provides rental assistance combined with service supports for people who are homeless and have a disability, particularly those people with serious mental illness, chronic alcohol and/or drug problems, and AIDS or related diseases, and their families. S+C funds a variety of housing options such as apartments, group homes and individual units for those who do not have families. Funds provided by S+C are allocated for the following four types of housing assistance:

Tenant-Based Rental Assistance that contracts directly with the tenants who qualify as low-income.

Project-Based Rental Assistance that contracts directly with the building owner.

Sponsor-Based Rental Assistance that contracts with a nonprofit organization.

Single Room Occupancy (SRO)-Based Rental Assistance that contracts with a public housing authority.

[SOURCE: United States Department of Housing and Urban Development, Community Planning and Development 2001a]

Single Room Occupancy (SRO):

Federal: "‘Single room occupancy housing’ means a unit that contains no sanitary facilities or food preparation facilities, or contains one but not both types of facilities (as those facilities are defined in 887.251 (a) and (b), that is suitable for occupancy by an eligible individual capable of independent living."
[SOURCE: United States 1992 (USC 24CFR887.481 §. 887.481)]

City of Santa Cruz: "a SRO is a cluster of residential units of a smaller size than normally found in multiple dwellings within a residential hotel, motel, or facility providing sleeping or living facilities in which sanitary facilities may be provided within the unit and/or shared, and kitchen or cooking facilities may be provided within the unit or shared within the housing project."
[SOURCE: City of Santa Cruz 2002]

New York State: "Single room occupancy" is the occupancy by one or two persons of a single room, or of two or more rooms which are joined together, separated from all other rooms within an apartment in a multiple dwelling, so that the occupant or occupants thereof reside separately and independently of the other occupant or occupants of the same apartment. When a class A multiple dwelling is used wholly or in part for single room occupancy, it remains a class A multiple dwelling. [SOURCE: New York State 1929: 16]

SRO building

New York City: [Applicable laws include New York City Local Law 19 requiring landlords to file a certificate of no harassment" (of tenants) to obtain a permit to alter or demolish a SRO unit or building.]

SRO buildings are subject to unique regulations. SRO buildings must provide one toilet, one washbasin, and one bath or shower for every six SRO units. Every floor on which tenants reside must have bathroom facilities. Each room has a maximum occupancy of two adults. No residents may be younger than 16 years old. Each sleeping room must have at least one window that faces outside. The manager of a SRO building is required to reside in the building. The NY State Division of Housing and Community Renewal (DHCR) regulates rents for most SRO buildings.

SRO building owners who wish to alter the number of rooms, transform rooms into apartments or alter the number of kitchen and bathroom facilities must first receive a Certificate of No Harassment from HPD.

[SOURCE: NYC Housing Department, HPD SRO Compliance Unit]

SRO building

Chicago, Cook County, Illinois: "a class of residential buildings subject to low assessment and consequently lower real estate taxes that meet the legal definition and eligibility criteria established by law.

SRO, Class 2 - Definitions and Eligibility:

- A building that meets the Class 3-SRO eligibility requirements and
- A. At least one-third of the SRO units are leased at no more than 80% of the current" Fair Market Rent Schedule for Existing Housing for single room occupancy units as set by the United States Department of Housing and Urban Development. The most current HUD rent levels are attached as "Bulletin Appendix: Class 2-SRO Rent Level Requirements"; and
 - B. No SRO unit rent exceeds 100% of the current HUD Rent Schedule for SROs; and
 - C. The overall maximum average rent per unit for all SRO units in the building does not exceed 90% of the current HUD Rent Schedule for SROs; and
 - D. The subject property is in substantial compliance with all local building, safety and health code requirements.

Assessment Level: 16 percent of fair market value

Required Information and Documentation

To effect a change in classification to Class 2-SRO, a Real Estate Valuation Complaint and a Class 2-SRO Eligibility Application must be filed. The eligibility application shall require certain information from the applicant including, but not limited to, the following:

- A. Completion of the Assessor's "SRO Occupancy and Rent Information Form" for each month of the twelve months immediately prior to date of application....
 - 1. If rents have been reduced prior to application in order to qualify for Class 2-SRO status, the owner of the building must submit copies of written notices to tenants that indicate the new rent levels and beginning date of the rent change.
 - 2. Buildings must be in operation at the time of application. For buildings having no occupancy or rent level history for the full twelve months preceding application, the Assessor's SRO Occupancy and Rent Information Form must be submitted to the Assessor's Office on a monthly basis for each month of the first year that the building is in operation.
- B. A drawing of the layout of each floor of the building. If a general architectural plan is not available, your own drawings of the floor plans are acceptable. (Note: Newly constructed, rehabilitated or converted buildings require architect's drawings.)
- C. Income and expense statements for the past three years of operation, accompanied by the Assessor's form affidavit verifying the accuracy of the information. (Note: It is preferred that the statements be certified by an independent Certified Public Accountant or be comprised of copies of the Federal Income Tax return relating to the property. It is also acceptable, however, to file income and expense statements prepared in the ordinary course of business.)
- D. Documentation that the property is in substantial compliance with all local building, safety and health code requirements. E. A sworn statement attesting that rents for the next year will not exceed the rent level requirements set forth above.

Maintenance of Class 2-SRO Status

The owner must file an annual affidavit attesting to continuous compliance with Class 2-SRO requirements for SRO buildings. The affidavit, which is provided by the Assessor, must be filed annually, no later than April 16

Termination of Class 2-SRO Status

The Class 2-SRO classification may be terminated under any of the following circumstances:

- A. Failure to file the annual affidavit prior to the filing deadline;
- B. Failure to meet requirements for percentage of SRO units within the building;
- C. Failure to comply with the SRO occupancy standards;
- D. Failure to comply with the rent level requirements;
- E. Failure to maintain the property in substantial compliance with all local building, safety and health code requirements.”

[SOURCE: Cook County Assessor's Office 2005]

SRO facility

San Diego, California: "a facility with more than five sleeping rooms that is kept, used, maintained, advertised, or held out to the public as a place where sleeping rooms are offered on a single room occupancy (SRO) basis and intended for use as a primary residence for residential guests for a period of more than thirty days."

[SOURCE: City of San Diego 2003 (Municipal Code 1301:7-5-08 (A) §124.1.2).]

SRO facility

State of Ohio: "A facility with more than 5 sleeping rooms that are kept, used, maintained, advertised, or held out to the public as a place where sleeping rooms are offered on a single room occupancy (SRO) basis and is intended for use as a primary residence for residential guests staying for a period of more than 30 days....that offer such rooms to 1 occupant with the intent of the room being the occupant's permanent residence for period longer than 30 days. Note: Various state titles and housing authorities define SRO buildings."

[SOURCE: Ohio nd(2)]

single room occupancy hotel ("SRO hotel)

City of Chicago: a "dwelling containing five or more living units for rent by permanent or transient residents".

A "Class I SRO Hotel (with) "Permanent Residents" is levied an annual fee of \$110 and "Class II (with) Transient Residents": \$220. Both classes of SRO hotels are required to be inspected by and receive permits from Zoning, Fire, Buildings, Health Surveillance, Electrical, and Plumbing.

[SOURCE: City of Chicago nd(3) (Municipal Code Reference 4-209)]

Single Room Occupancy ("SROs") and Supportive Housing Options ("SHO") permanent residences

San Diego: (A protected class of residential hotels which must be replaced in kind or with a contribution to the SRO construction fund if demolished or converted and (since 1985) for which repair, rehabilitation, and new construction is encouraged with City tax breaks, loan guarantees, loans and grants, and other incentives.) [SOURCE: City of San Diego 2002 (Municipal Code, Chapter 14)]

SRO hotel resident

State of California: "A person who has lived in an SRO hotel continuously for 32 days or more."

City of Chicago: "a SRO hotel resident who has a lease."

SRO hotel transient

City of Chicago: an SRO hotel resident who pays day by day, week by week, or month by month.

SRO housing unit

Portland, Oregon: "A one-room dwelling unit in a hotel providing sleeping, cooking, and living facilities for one or two persons in which some or all sanitary or cooking facilities (toilet, lavatory, bathtub or shower, kitchen sink, or cooking equipment) may be shared with other dwelling units."

[SOURCE: City of Portland nd (City Code Chapter 29.10.F)]

SRO residential hotel

Fullerton, California: "a building or structure containing six or more SRO units and developed in accordance with § 15.30.080 of this title. Notwithstanding the above, an SRO hotel does not include a building or structure in which persons are housed or detained under legal restraint, hospitalized or otherwise under medical, nursing or psychiatric care."

[SOURCE: City of Fullerton 2004 (Zoning Ordinance)]

SRO hotel tenant (with tenant's rights)

San Diego, California: "A person who has lived in a SRO hotel continuously for 30 days or more." SRO hotel long term tenant: "A person who has lived in a SRO hotel continuously 90 days or more."

SRO housing

Federal, HUD: "A residential property that includes multiple single room dwelling units. Each unit is for occupancy by a single eligible individual. The unit need not, but may, contain food preparation or sanitary facilities, or both."

City of Salinas CA: Single room occupancy housing. (a) Purposes. The purposes of single room occupancy housing are to:

(1) Provide affordable, long-term housing for small nontraditional households and for people with special needs;

- (2) Provide high density housing in close proximity to transportation and services in a commercial environment; and
 - (3) Provide the highest possible livability standards of design, environment, conform and security given the constraints of limited living space and the need to maintain affordability.
- (b) Development Standards. Single room occupancy housing shall conform to the following development standards:
- (1) Density. Single room occupancy housing which conforms to the requirements of this section shall not be considered to exceed the allowable lot area per unit for the lot upon which it is located.
 - (2) Floor Area. Maximum three hundred square feet per living unit, including bathrooms. Minimum one hundred fifty square feet per living unit, including bathrooms.
 - (3) Kitchen. Each living unit shall contain kitchen facilities including a sink, cooking apparatus and refrigerator.
 - (4) Bathroom. Each living unit shall contain a bathroom including a toilet, sink and shower or tub.
 - (5) Entryways. Living units shall not have separate external entryways.
 - (6) Common Area. Four square feet per living unit, designed and furnished for the use and comfort of residents. No common area shall be less than two hundred square feet. Common areas shall not include storage rooms, laundry facilities or hallways.
 - (7) Maximum Occupancy. Two persons per living unit.
 - (8) Manager's Unit. A manager's unit shall be provided in a central location which may exceed the maximum allowable square feet per living unit.
- (c) Design Guidelines. The following guidelines are intended as a reference to assist the designer and operator in understanding the city's purposes in allowing single room occupancy housing which meets the purposes stated in this section.

These guidelines are intended to be interpreted with some flexibility in their application to each project. The guidelines will be used in conjunction with other regulations and within the discretion afforded the city through a conditional use permit in accordance with Division 37-22: Variances and conditional use permits.

- (1) Unit Design. Living units should have amenities sufficient to sustain daily living including, but not limited to, furnishings designed for smaller spaces, built-in cabinets, closets, miscellaneous storage and individually controlled heating and ventilation.
- (2) Telephone/Cable Television. Living units should be pre-wired for both telephone and cable television service.
- (3) Physically Disabled Access. There should be a greater percentage of living units designed for persons with disabilities than required by the California Building Code.
- (4) Janitor Closet. Storage space should be provided for janitorial supplies on each floor.
- (5) Laundry Facilities. Laundry facilities should be provided.

(6) Supply Room. A supply room should be provided adjacent to the manager's unit.

(7) Internal Security. There should be a security plan emphasizing residents' safety without unreasonably imposing on residents' activities.

(d) Exemptions.

(1) Property Development Regulations. The requirements for lot area/unit, bedrooms per unit and usable open space applicable to residential uses shall not apply to single room occupancy housing.

(2) Existing Structures. Existing structures may be converted to single room occupancy housing and exempt from the development standards contained in this section provided the following findings can be made:

(A) There is substantial compliance with development standards;

(B) Alternative means of compliance with development standards are provided which contribute to livability; and

(C) Strict compliance with development standards would render conversion of the structure to single room occupancy housing impractical.

(e) Operating Standards.

(1) Management Plan. Single room occupancy housing shall have a management plan which will assure:

(A) The presence of an on-site twenty-four-hour manager or alternative which affords residents the same level of service and security;

(B) Short- and long-term physical maintenance of the building and its grounds;

(C) That operations, rental procedures and staffing contribute to and promote a high quality of life for residents;

(D) The safety and security of residents and their property.

(2) Tenancy. Tenancy shall be limited to twenty-nine or more days, and thereafter no less than on a monthly basis.

(f) Affordability.

(1) Percent Affordable. A minimum of fifty percent of the living units shall be affordable and available to very low income households, as defined in §50501 of the Health and Safety Code, or low income households, as defined in §50079.5 of the Health and Safety Code.

(2) Affordable Housing Plan. An affordable housing plan shall be included as a condition of a conditional use permit issued in accordance with Division 22: Variances and conditional use permits, which shall include:

(A) The number of units to be affordable to very low and low income households; and

(B) The means by which permanent maintenance and affordability of the units will be achieved.

[SOURCE: City of Salinas nd (Ord. No. 2245 NCS § 29 City of Salinas Municipal Code, Sec. 37-161.1)]

Single Room Occupancy Program (SRO)

Federal, HUD: The SRO Program provides rental assistance for homeless persons in connection with the moderate rehabilitation of SRO dwellings. SRO housing contains units for occupancy by one person. These units may contain food preparation or sanitary facilities, or both.

The Single Room Occupancy (SRO) program is authorized by § 441 of the McKinney-Vento Homeless Assistance Act. Under the program, HUD enters into Annual Contributions Contracts with public housing agencies (PHAs) in connection with the moderate rehabilitation of residential properties that, when rehabilitation is completed, will contain multiple single room dwelling units. These PHAs make Section 8 rental assistance payments to participating owners (i.e., landlords) on behalf of homeless individuals who rent the rehabilitated dwellings. The rental assistance payments cover the difference between a portion of the tenant's income (normally 30%) and the unit's rent, which must be within the fair market rent (FMR) established by HUD.

Rental assistance for SRO units is provided for a period of 10 years. Owners are compensated for the cost of some of the rehabilitation (as well as the other costs of owning and maintaining the property) through the rental assistance payments. To be eligible for assistance, a unit must receive a minimum of \$3,000 of rehabilitation, including its prorated share of work to be accomplished on common areas or systems, to meet housing quality standards (HQS).

Assistance provided under the SRO program is designed to bring more standard SRO units into the local housing supply and to use those units to assist homeless persons. The SRO units might be in a rundown hotel, a Y, an old school, or even in a large abandoned home. "

[SOURCE: United States Department of Housing and Urban Development (HUD), Community Planning and Development 2001a and b]

Single Room Occupancy (SRO) unit (in an SRO hotel)

Fullerton, California: " a living unit within an SRO residential hotel consistent with §17958.1 of the California Health and Safety Code which is rented to the same person for a period of more than 30 consecutive days at a rate at or below 30 percent of 50 percent of the monthly median income adjusted for a household size of one as defined by the U.S. Department of Housing and Urban Development for the Standard Metropolitan Statistical Area of Anaheim - SantaAna - Garden Grove. SRO units shall be developed in accordance with §15.30.080 of this title.

[SOURCE: City of Fullerton 2004 (Zoning Ordinance, Chapter 15)]

Single room occupancy (SRO) unit in 'MDL Section 248 SROs'

New York City: "SRO units consist of one or two rooms that either lack complete kitchen and/or bathroom facilities, or share them with other units. SRO units are often furnished, and rent may be paid weekly or monthly."
 [SOURCE: New York 1929 (MDL) and see * footnote]

Skid Row (vernacular term)

The original term was "skid road" and referred 19th century road in Seattle where lumberjacks "skid" logs to load boats on the Willamette River and where they lodged in the rooming houses lining the road. The name was applied to loggers' lodgings in Portland, Oregon in the late 1800s, on a similar road (which is today the main urban street, Burnside). Over time the term "skid road" evolved into "skid row." The term "skid row" has been applied to areas in other cities where low cost lodgings were concentrated. New York City's "skid row" was "the Bowery" district in south Manhattan on the Lower East Side. By 1850, a former immigrant Irish shanty town morphed into a town of lodging houses, "raunchy" entertainment enterprises and old style tenement housing. From the Depression in the 1930s through the 1950s, the Bowery contained New York City's largest concentration of old style "rooming" houses. The equivalent "South End" of Boston was, in 1900, the largest lodging house district in the nation, accommodating 37,000/night; by 1963 this area had a reputation as an enclave of homelessness and "vice" (prostitution, heroin addiction, drunkenness). The equivalent concentration in a Los Angeles garment, wholesale market and light industrial district is still normatively called "Skid Row" (*per se*) although developers have renamed its "Central City East". In Los Angeles Skid Row, low rent accommodations were "stabilized" and "contained" between 1978 and 2000. Afterwards, many workers' low rent hotels were sold to real estate re-developers. The equivalent San Francisco districts where commercial SRO hotels survive include the "Tenderloin", "Mission" and "Chinatown". The term "skid row" has been extended to many other impoverished, run-down sections of towns and cities and carries unflattering stigmas of social pathologies.

sleeping accommodations

Pennsylvania: "Rooms in which people sleep; for example, a dormitory or hotel or motel guest room."
 [SOURCE: Pennsylvania nd(2) (Administrative Law § 60.1)]

sleeping accommodations

"The City of Chicago requires a business which offers seven or more sleeping accommodations for rent to pay a base annual license fee (\$82.50 plus \$1.10 per room) and be inspected by zoning and the police."
 [SOURCE: City of Chicago nd (4) (Municipal Code 4-208)]

supportive single room occupancy residences ("supportive SRO")

New York: "supportive SROs provide permanent housing in a single room occupancy building where tenants receive leases. Supportive SRO residential

buildings are typically owned and operated by nonprofit organizations. On site mental health and social services are funded by state agencies, including the Department of Mental Health (DMH), the HIV/AIDS Services Administration (HASA formerly known as DASIS), the Department of Homeless Services (DHS), among others. Supportive SROs often specialize in an exclusive category of eligible residents, and only house, for example, people certified as mentally ill, or AIDS patients, or recovering from substance abuse, or low income elderly. Other supportive SROs receive a mix of tenants. The rent (housing service) payment is set at Social Security Insurance Level I (known as the "community level"). Residents receiving social security disability or retirement generally pay between \$200 and \$250 per month rent; residents on New York Public Assistance ("PA") pay the "shelter allowance".

supportive SRO subtypes (New York):

Single Room Occupancy Community Residences (SRO/CRs)

License limits size to 100 beds; usually residents have their own bedroom and share bathrooms; some SRO/CRs have efficiency apartments. Those eligible for residence must be NYC/NYS certified with a mental illness or certified to have spent 14 days in prior 2 months in a NYC shelter. Rent/services payment is at SSI Level II.

Private Proprietary Home for Adults (PPHA)

a permanent boarding residence housing licensed by the NYS Department of Health to house 50-400 residents in doubles sharing a bathroom, usually a mixed population of the elderly and the medically or psychiatrically ill or physically disabled. Residents are required to be served three meals a day, some housekeeping, and 24 hour staffing. (Various PPHA offer additional on-site services, from medical supervision to organized social dancing.) Most PPHAs operate as for-profit businesses, accept SSI or PA Level II rent, directly receive residents' checks, and deduct for rent, food, laundry, and other services.

Residences for Adults (RFA)

non-profits licensed by the New York State Department of Health which house residents in single or double rooms, and provide meal, housekeeping, linen, 24 hour staffing and supportive services. RFAs combine the model of the Supportive SRO and the PPHA. Payment for rent and services is SSI Level II.

[SOURCE: Center for Urban Community Services (212) 801-3333.]

(NOTE: New York City outlawed construction of new for-profit SROs residential buildings in the late 1950s and occupancy of SROs by families with children or children under age 16 in the early 1960s. Since the early 1990s, these and other laws and tax incentives favored the conversion of former hotels, rooming houses,

lodging houses, and SRO buildings by non-profit organizations into supportive housing under the New York State Single Room Occupancy Support Services Program. By 1996, 225 community-based nonprofit groups owned and managed over 50,000 housing units in the City. The first new construction "SRO" in New York City -- studio apartments units with kitchens and baths, a common dining hall, and social assistance in New York City opened in 2000 as supportive housing for elderly military veterans.)

supported housing option ("SHO")

New York: "SHOs" are the subtypes of supportive SROs: Single Room Occupancy Community Residences (SRO/CRs), Private Proprietary Home for Adults (PPHA), Residences for Adults (RFA)- see above)

temporary residence

"means dwelling unit accommodations offered for pay to persons for a period of one year or less."

[SOURCE: 1301:7-5-08 Hotel and SRO Facility License A § 124.0 General (a) 124.1.1(a)]

tenant

City of Chicago: "Tenant means a person entitled by written or oral agreement, sub-tenancy approved by the landlord or by sufferance, to occupy a dwelling unit to the exclusion of others." (applies to all dwelling units -housing, hotels, SROs, et al.) [SOURCE: City of Chicago nd (1) {5.12.030 (h)}]

Exclusions of the application of § 5-12-010 'Residential Landlord and Tenant Ordinance' ...unless the rental agreement thereof is created to avoid application of this chapter":

(a) dwelling units in owner-occupied buildings containing six units or less...

(b) dwelling units in hotels, motels, inns, tourist houses, rooming houses, and boarding houses but only until such time as the dwelling unit has been occupied by a tenant for 32 or more continuous days and the tenant pays a monthly rent...

[SOURCE: City of Chicago nd (1)]

subtenant, sublessee

New York City: "Subtenant or sublessee: Any person lawfully occupying the housing accommodation pursuant to an agreement with the tenant by authority of the lease or by virtue of rights afforded pursuant to §226-b of the Real Property Law. Such person shall be entitled to all of the benefits of and be subject to all of the obligations of this Code except the right to renew, and the right to purchase upon conversion to cooperative or condominium ownership. [SOURCE: 9 NYCRR § 2520.6 Definitions (k)*]

time share

New Mexico: "'time share' means a right to occupy a unit or any of several units during five or more separated time periods over a period

of at least five years, including renewal options, whether or not coupled with an estate or interest in a condominium or a specified portion thereof, or any other estate or interest in land.

[SOURCE: New Mexico nd (§ 12.2.3.7.A)]

- tourist Lincoln County, New Mexico: “a person traveling for business, pleasure, or culture to a county or municipality imposing the occupancy (lodging) tax”
[SOURCE: New Mexico House of Representatives 2005]
- tourist court Georgia State: “a tourist court is any facility consisting of two or more rooms or dwelling units providing lodging and other accommodations for tourists and travelers and includes tourist courts, tourist cottages, tourist homes, trailer parks, trailer courts, motels, motor hotels, hotels, and any similar place by whatever name called and any food, beverage, laundry, recreational or other facilities, or establishments operated in conjunction therewith.” [SOURCE: Georgia nd]
- transient City of Portland, Oregon: “Transient” means any individual who exercises occupancy or is entitled to occupancy in a hotel for a period of 30 consecutive calendar days or less, counting portions of calendar days as full days. The day a transient checks out of the hotel shall not be included in determining the 30-day period if the transient is not charged rent for that day by the operator. Any such individual so occupying space in a hotel shall be deemed to be a transient until the period of 30 days has expired unless there is an agreement in writing between the operator and the occupant providing for a longer period of occupancy, or the tenancy actually extends more than 30 consecutive days. In determining whether a person is a transient, uninterrupted periods of time extending both prior and subsequent to the effective date of this Chapter may be considered.
[SOURCE: City of Portland, nd(3) (City Code §010.020. I “Transient”)]
- transient accommodations Hawaii: ‘Transient accommodations’ mean the furnishing of a room, apartment, suite, or the like which is customarily occupied by a transient for less than one hundred eighty (180) consecutive days for each letting by a hotel, apartment hotel, motel, condominium property regime or apartment as defined in chapter 514A, cooperative apartment, or rooming house that provides living quarters, sleeping, or housekeeping accommodations, or other place in which lodgings are regularly furnished to transients for consideration.”
Exceptions: “ (1) Health care facilities... (2) school dormitories... grades kindergarten through twelve, or of any institution of higher education, (3) lodgings provided by nonprofit corporations or associations for religious,

charitable, or educational purposes....(4) Living accommodations for persons in the military on permanent duty assignment to Hawaii..., (5) Low-income renters receiving rental subsistence from the state or federal governments and whose rental periods are for durations shorter than sixty days. (6) Operators of transient accommodations who furnish accommodations to full-time students enrolled in an institution offering post-secondary education. The director of taxation shall determine what shall be deemed acceptable proof of full-time enrollment. This exemption shall also apply to operators who furnish transient accommodations to students during summer employment. (7) Accommodations furnished without charge..." [SOURCE: Hawaii 1997]

transient hotel

San Diego: " Any structure consisting of one or more buildings, with more than five sleeping rooms, that is kept, used, maintained, advertised, or held out to the public to be a place where sleeping accommodations are offered for pay to transient guests for a period of thirty days or less, including but not limited to, such a structure denoted as a hotel, motel, motor hotel, lodge, motor lodge, bed and breakfast, or inn.... "Hotel" does not include agricultural labor camps, apartment houses, lodging houses, rooming houses, or hospital or college dormitories. [SOURCE: San Diego 2003 (1301:7-5-08 (A) §124)]

transitional housing programs

(One time survey) : "have a maximum stay for clients of two years and offer support services to promote self-sufficiency and to help them obtain permanent housing. They may target any homeless sub-population such as persons with mental illnesses, persons with AIDS, runaway youths, victims of domestic violence, homeless veterans, etc."

[SOURCE: Department of Commerce Bureau of Census 1998 (Appendix B, page 2, Definitions of NSHAPC Programs)]

traveler accommodations establishments

NAICS:

1. Types in the 721* category:

hotel or motel (721 110 00 16),
 bed and breakfast inn (721 191 00 18),
 casino hotel (gambling) with guest rooms for lodging (721 120 00 14)
 ski area or resort with guest rooms for lodging (721 110 00 24)
 rooming and boarding house (721 310 00 14)
 tourist court or cabins (721 310 00 22)
 lodging house operated by a membership organization (721 110 00 32)
 fraternity or sorority boarding house (721 210 00 32)
 hotel (721 199 00 28)
 sporting or recreation camp, including fish camp dude ranch (721 214 00

trailer park, recreational vehicle park, or campground
except residential (721 211 00 14)

2. Types in the 713* category:

Businesses classified in other industries sometimes operated in or as establishments known or licensed as "traveler accommodations" (hotels, motels, camps)

casino hotel (gambling) without guest rooms for lodging (713 210 00 20)
ski area or resort without guest rooms for lodging (713 920 00 21)

3. Types in the Real Estate Industry (531*):

apartment building operator (531 110 10 33)
hotel/motel real estate owner, owning land or building but not the
lodging business (531 120 90 67)

4. Type in the Association (813*) industry:

property owners' association (813 990 40 18)

5. Types in the Food and Beverage Service (722*) industry:

bar or restaurant operated by a social or fraternal organization for members
(722 110 0014)

bar, tavern, pub, or other drinking places, selling alcoholic beverages for
consumption of the premises (722 410 00 11)

full service restaurant, patrons order through waiter/waitress service and
pay after eating (722 110 00 14)

limited-service restaurant, patrons pay before eating, including delivery only
locations (722 211 00 20)

[SOURCE: United States Census Bureau, 2001 (Public Use Form AF - 72101)]

voucher distribution programs

(One time survey:)

..."provide homeless persons with a voucher, certificate, or coupon that can be
redeemed to pay for a specific amount of time in a hotel, motel, or similar facility."

[SOURCE: United States Department of Commerce, Census Bureau 1998]

welfare hotel (vernacular term)

popular term for a hotel or motel in which temporary housing or shelter is granted
to families and individuals by local governments as a form of public assistance
(‘welfare’) or by charitable organizations.

The 1997 National Survey of Homeless Assistance Providers and Clients

(NSHAPC) explicitly included "welfare hotels" as a kind of "supervised publicly or
privately operated shelters designed to provide temporary living accommodations"

[SOURCE: United States Department of Commerce, Census Bureau 1998 (B2)]

workingmen's hotel (Midwest variant: ‘work men's hotel’)

Name for a category of hotels built in the late 19th and early 20th century that

catered to skilled craftsmen, mechanics, and steadily employed “white”, “blue” and

“pink” collar workers. These hotels provided small furnished private bed rooms and such services as laundering and pressing clothes and meals in dining rooms. Bathrooms were generally shared and entire hotels or floors were restricted to one sex. Work men’s hotels were the most expensive of the low rent accommodations. Around 1900, a room in a workman’s hotel cost as much as a dollar a night when a cot in dormitory or sleeping shift in cage lodgings cost a nickel or a dime, and a “flop house” or “barrel house” cost a penny. Beginning in 1950s, new building standards curtailed new developments of workingmen’s hotels. In the period between about 1975 and the present, many of these hotels “were demolished, converted into commercial Single Room Occupancy hotels, ... into permanent housing”, or into supportive permanent or transitional housing.

The principal surviving ‘workingmen’s hotels’ are in urban areas --in New York City, Los Angeles, Chicago, and other cities-- where they are generally known as “commercial” Single Room Occupancy (SRO) hotels. The variant ‘workman’s’ hotel or workmen’s hotel is still used in popular speech in Chicago.

Laws, ordinances, state, municipal, or county codes, rules, zoning, legal definitions, and regulations were in force in 2005 unless noted as draft or bills. Legal material is referenced to the year in which it became effective in the jurisdiction, the year a compilation was made public or as “no date” (nd).

* The New York City laws, rules, definitions, and other legal materials quoted and directly referenced rest on the following additional statutory authority: New York City Administrative Code, § 11-243, 11-244; Multiple Dwelling, § A7-C; Real Property Law, § 226-B, § 235-F; Real Property Tax Law, 423; New York City Administrative Code, T27C2; Real Property Tax Law, 421-A, N.Y.C. Administrative Code, 26-511(b), 26-518(a) History: Added 2520.6 on 5/01/87; amended 2520.6(c) on 12/20/00; repealed and added 2520.6(e) on 12/20/00; repealed and added 2520.6(f) on 12/20/00; amended 2520.6(l) on 12/20/00; amended 2520.6(n) on 4/04/90; amended 2520.6(n) on 12/20/00; amended 2520.6(o) on 4/04/90; amended 2520.6(o)(1) on 12/20/00; amended 2520.6(q) on 4/04/90; amended 2520.6(s) on 12/20/00; amended 2520.6(t) on 12/20/00; added 2520.6(u) on 12/20/00.

APPENDIX B: BRANDS

Abbreviations and terms used:

MAIN TYPE

Full service (FS) -includes food and beverage service, restaurant on premises

Limited service (LS)

w F&B = with food and beverage service

w/o F&B =without food and beverage service

Luxury rates in the \$100s or \$1000s per night

Upscale rates in \$100s, under \$500

Midscale rates in the range of \$80 - \$200

Economy rates \$55 or less

Resort Full service (with food and beverage services) located at a resort

Casino Full service hotel with a casino on the premises

Legacy Property built before 1940

Extended Stay (ES) Property with all studio or bedroom apartment units and monthly rates available or required

(F) Franchise The brand is serviced by a turnkey franchise system.

(F/IOO) The brand is franchised however properties are largely managed either by independent owner-operators or by professional hospitality firms.

Chain (C) Brand is exclusive to the same organization that owns and operates (or contracts private management for) a chain of multiple hotel properties.

Both (B) Brand is both franchised and operated by a core chain. (In most cases, the core chain developed the brand system then spun off franchises.)

Association (A)
(A/IOO) Brand is controlled and serviced by an association of independent owner-operators.

Independents Independents are small chains operating under "brand" name.

APPENDIX B: BRANDS Chain (C), Franchise
(F), Both (B),
Association (A),
Independent(I)

In the United States,
Number of

BRANDS & Sub-brands	A MAIN TYPE	BRAND PARENT	U.S. hotels	U.S. uUnits
Abbott Resorts	Condotels (I)	Resort Quest	7	
Adams Mark (+name of city)	Conference hotels (Chain)	HBE	17	10,826
Admiral Benbow Inn	Economy TQ (B)	Admiral Benbow of America	4	350
Affinia	Urban hotels (Chain)	Affinia Hospitality	7	
Amalfi	Condo hotels (Chain)	Hostmark Hospitality Group	1	
America's Best Inns and Suites	Economy (F/IOO)	Buckhead American Corp	85	
America's Best Inn	Economy (F/IOO)	Buckhead		
** America's Best Suites	Economy (F/ IOO)	Buckhead		
America's Best Value Inns	Economy (A/IOO)	Best Value (Membership Association)	268	15059
Best Value	Economy (A/IOO)	Best Value		
Best Value Inns	Economy (A/IOO)	Best Value		
America's Best Value Inn and Executive Suites	LTS (IOO)	Best Value		
Best Value Inns & Suites	Economy LTS (A/IOO)	Best Value		
Best Value Inn and Extended Stay	Extended Stay (A/IOO)	Best Value		
Best Value Inn Hotel	EconomyTQ (A/IOO)	Best Value		
AmericInn Lodge & Suites	Limited Service (F/B)	AmericInn International, LLC	195	10316
America's Inn	Economy (I)	Independent	2	140
AmeriHost Inn ® (since 1989)	Economy (F)	AmeriHost /Cendant	104	7077
**Amerihost Inn & Suites SM	Economy (F)	AmeriHost /Cendant		
**AmeriSuites	"All Suites" ES (Chain)	Hyatt (prior to 12/04: Blackstone/US Franchise)	147	18000
AmeriTel Inns			10	1000
**Arcadia Residential Suites	Extended Stay (IOO)	Independent / Extended Stay Network	2	144
Aston Hotels & Resorts ® Hawaii	Condo rentals (Chain)	Resort Quest Hawaii	4	
Bally's	Casino hotels (Chain)	Harrah's (fka Ceasar's Entertainment)	3	5802
Baymont Inns & Suites	LS "all suites" ES (Both chain & franchises to IOO)	Marcus Corp./Baymount & La Quinta	89	
Bella Vista Suites	(Third party managed)	Hostmark Hospitality Group	6	
Best Inns & Suites -See America's Best Inns and Suites				
Best Western	Limited Service (A/IOO)	Best Western (Association)	2,181	186422
Best Western Suites	"All suites" hotels (A/IOO)	Best Western		

**Best Western Extended Stay Suites	Extended Stay (A/IOO)	Best Western	3	
Bradbury Suites	Extended Stay (IOO)	Best Western & Bradford Suites LLC	3	
**Bradford Homesuites	Extended Stay	Bradford Suites LLC	9	1,222
Budget Host Inn	Economy TQ (F/I)	Budget Host International	160	5765
Budget Inn	Economy TQ (I)	Independent operators	6	180
**Budget Suites of America	Extended Stay (Chain)	Bigelow Management	19	
Budgetel --> See	Economy TQ (C&F)	Baymont / La Quinta		
Baymount				
Caesar's	Casino hotels (Chain)	Harrah's Entertainment	3	
Cambria Suites (new in 2005)	All suites (F)	Choice Hotels International, Inc	0	
Cambridge Suites converted 2004	Extended Stay (Chain)	Inter-Continental/Candlewood	34	3500
**Candlewood Suites® (by IHG)	Extended Stay (B)	Inter-Continental/HPT/Candlewood	126	14383
Carlson Park & Lifestyle Living	Residential hotels (Chain)	Carlson World Wide		
Carlton Lodges	Limited Service Chain	Focus Enterprises	3	249
*Chase Suites by Woodfin	LS apt ES (Chain)	Woodfin/Hardage LLC	10	1,233
Chino	Economy TQ (Chain)	Royal Host (Canada)		
Clarion Hotel	Midscale w/F&B* (Chain)	Choice Hotels International, Inc		
*Clarion Suites	FS "All Suites" (Chain)	Choice Hotels International, Inc	8	
ClubHouse Hotel	Resort (Chain)	Club House Inns & Suites Inc.	1	
*ClubHouse® Inn & Suites	All studio(Chain)	Club House Inns & Suites Inc.	11	
Clubhouse Resort & Conference Centers	Resort CfC (Chain)	Club House Inns & Suites Inc.	2	
Comfort Inn Hotel & Suites	Limited Services (F/IOO)	Choice Hotels International, Inc	379	36206
Comfort Inn	Midscale w/o F&B (Franchise/IOO)	Choice Hotels International, Inc		
* Comfort Suites	"All suites" w/o F&B (F/IOO)	Choice Hotels International, Inc		
Conrad Hotels	Luxury hotels (Chain)	Hilton International	3	
Country Hearth Inn & Suites	Limited Service (Chain)	Buckhead America Corp (in Canada, Royal Host)	61	3173
Country Inns	Midscale w/o F&B*(Chain)	Country Inns		

Country Inns by Ayres	Midscale w/o F&B*(F/IOO)	Ayers Hotels (14 in US & WW)	14	
* Country Inn & Suites by Carlson	ES suites (F/IOO)	Carlson World Wide	330	
Country Inn by Carlson	Midscale w/o F&B*(F/IOO)	Carlson World Wide		
*Courtyard by Marriott	"All suites" (B)	Marriott		
**Crestwood Suites	Extended stay (Chain)	Sun Suites Interest LLP	17	2,487
Cross Country Inn	Economy (Chain)	Cross Country Inns LLC	3	
**Crossland Economy Studios	Extended stay (Chain)	HVM L.L.C.,SM /Extended Stay Hotels	39	5067
Crowne Plaza	Full service (C&F)	InterContinental Hotels Group PLC [UK] "IHG"	87	
*Crown Plaza Suites	"All suites" (F)	IHG		
Crystal Inn	Economy TQ (C)	Crystal Maggelet	11	
Days Inn (since 1970)	Economy w/o F&B(F)	Cendant	1872	153701
Days Inn & Hotel	Economy w/o F&B (F)	Cendant		
Daystop ®	Economy w/o F&B (F)	Cendant		
Destination Hotel/Resort	Resort, legacy, (Chain)	Lowes Enterprises	32	8500
Disney	Resort, theme (Chain)	Walt Disney World	23	30000
Doral	Resorts & Conference (B)	InterContinental Hotel Group	3	861
Doubletree (since 1969)	Full service (B)	Hilton (acq.Promus Hotel Corp 1999)	154	40,922
*Doubletree Guest Suites® (32)	FS "All suites" (F/IOO)	Hilton	32	
Doubletree Hotel ®	Conference (F)	Hilton		
Doubletree Resorts®	FS resort (F)	Hilton		
Douglas Inns & Suites	Economy w/o F&B (IOO)	Independent operators	2	
Downtowner Inn	Limited Service (F)	Hospitality International	4	234
Drury Inn	Mid LS w/o F&B* (Chain)	Drury Inns Inc.	109	15,513
* Drury Suites	Extended Stay (C)	Drury Inns Inc.		
Drury Plaza	Economy w/o F&B (Chain)	Drury Inns Inc.		
Econo Lodge	Economy TQ (F)	Choice Hotels International, Inc	650	
Economy Inns of America, see Masters' Inns				
Efficiency Lodge	Extended Stay (Chain)	Efficiency Lodges Inc	13	
*Embassy Suites Hotel (since 1983)	FS "All suites" (F)	Hilton	178	43,379

Embassy Vacation Resort ®	Timeshares (F)	Hilton	4	
Exel Inns	Economy (Chain)	Exel Inns of America	22	2794
Executive Inn/ Hotel	Mid FS w/ F&B* (F)	Executive Inns (Canada)	9	
**Executive Suites	Mid FS w/ F&B*	Best Western & Best	3	
Extended Stay	(A/IOO)	Value		
**Extended StayAmerica	Extended Stay (Chain & F/IOO)	HVM L.L.C.,SM /Extended Stay America	399	
** Extended StayAmerica Efficiency Studios®	Extended Stay (Chain & F/IOO)	HVM L.L.C.,SM/ Extended Stay America	338	37498
**Extended Stay Hotels	Extended Stay	4 different chains		
EZ-8 Motels	Economy (Chain)	E-Z8 Motels, Inc. (C)	13	
Fairfield Inn	Limited Service (F/IOO)	Marriott	400	
Fairfield Inn by Marriot ®	(F)	Marriott		
Fairfield Inn & Suites by Marriott ®	(F)	Marriott		
Fairfield Resort	Timeshares (Chain)	Cendant subsidiary, Fairfield Resorts Inc.	70	9,000
Fairmont	Luxury (F)	Fairmont Hotels & Resorts	10	5581
Family Inns of America	Economy (A/IOO)	(American Best Value Inns)	24	3120
First Inns	Economy (IOO)			
Forum Hotels	Full service (Chain)	InterContinental Hotels Group		
Four Points Hotel by Sheridan	Midscale w/ F&B* (Chain & F/IOO)	Starwood		
Four Seasons	Luxury (Chain)	Four Seasons Hotels & Resorts	63	16242
Friendship Inns	Economy (IOO)	Independent operators		
Gaylord	Conference & resort (Chain)	Gaylord Entertainment	3	5798
Golden Nugget	Casino			
"Golden Tulip" (Hotel, Inn, or Resort)	Luxury (Chain)	Golden Tulip Worldwide BV	1	75
Good Nite Inn	Economy (Chain)	Goodnite Hotels Inc.	12	
Grand Chalets	Resort (Chain)	IHG		
Grand Heritage Hotels	Luxury (A/IOO)	Heritage Hotels		
Grand Hyatt	Luxury (B)	Hyatt		
**GrandStay Residential Suites	Extended stay (F)	GrandStay Hospitality LLC	5	267
Great Wolf Lodge®	Family resort (Chain)	Great Wolf	6	
GuestHouse International Inns & Suites	Economy (Chain & F/IOO)	ShoLodge/ Guesthouse International subsidiary	60	
Guest House Inn	Limited service	Guesthouse		
Guest House Inn and Suites	Limited service	Guesthouse		
Guest House Suites	LS "all suites" (B)	Guesthouse		
Guest House Suites Plus	"All suites" (B)	Guesthouse		

Guest House Hotel	FS w F&B (B)	Guesthouse		
Guest House Hotel & Suites	FS w F&B (B)	Guesthouse		
Hampton	Limited Service (F)	Hilton		
Hampton Inn	Limited Service (F)	Hilton		
Hampton Inn & Suites	"All suites" (F)	Hilton (/IHG)		
Hard Rock Hotels	Theme & casino (Chain)		8	
Harrah's	Casino(Chain)	Harrah's Entertainment	18	
**Harvey Suites (by Felcor)®	Extended Stay (Chain)	FelCor Suite Hotels, Inc.	1	
**Hawthorne Suites /Hotel & Suites	Extended Stay (F)	US Franchise Systems / Hyatt	99	
Hawthorn Suites				
Hawthorn Suites LTD				
Hawthorn Inn & Suites				
Hawthorn Hotel & Suites				
**Hearthside	Extended Stay (F)	Cendant	4	
Heartland Inns	Limited service (C)	Heartland Inns of America	20	
Hilton **	Full service w F&B* (B)	Hilton		
Hilton ®	Full service w F&B* (B)	Hilton	230	89256
Hilton Suites	FS "All suites" (B)	Hilton	11	
Hilton Garden Inn (221 worldwide)	"All suites" (F/IOO)	Hilton		
Hilton Grand Vacations Club	Resort hotels (F)	Hilton		
(See Conrad, Embassy Suites & Homewood Suites)				
Holiday Inn	LTS option (B)	InterContinental Hotels Group (IHG)	1064	
Holiday Inn Select ®	Limited Service TQ w/o F&B* (B)	IHG		
Holiday Inn Express® aka Express by Holiday Inn®	Limited Service TQ w/o F&B* (B)	IHG	362	
Holiday Inn Garden Court®	Midscale w F&B* (B)	IHG		
Holiday Inn Sun Spree®	Resort (B)	IHG		
**Homestead Studio Suites®	Extended Stay (C)	HVM L.L.C.,SM/Extended Stay Hotels	132	16856
** Homestead Village Guest Studios	Extended Stay (C)	BRE/Homestead Village, L.L.C		
** Homestead Studio Suites Hotel®	Extended Stay	Hilton		
**Homesuites	Extended Stay (C)	Independent operator		
**Home Town Suites	Extended Stay (C)	Home-Towne Suites USA	6	420
**Homewood Suites by Hilton®	Extended Stay (F)	Hilton	155	15,442
Horseshoe	Casino (C)	Harrah's Entertainment	3	

Hotel Monaco	Luxury boutique (C)	Kimpton Hotel Group	7	
Hotel Indigo	Boutique urban (F)	ICH	2	207
Howard Johnson Hotels (since 1953)	Economy TQ (F/IOO)	Cendant	205	14161
Howard Johnson Express Inn®	Economy TQ w/o F&B (F/IOO)	Cendant		
Howard Johnson Hotel	Economy TQ w F&B (F/IOO)	Cendant		
Howard Johnson Inn	Economy TQ w F&B (F/IOO)	Cendant		
Howard Johnson Plaza Hotel	Economy TQ w F&B (F/IOO)	Cendant		
Hyatt Hotel	Midprice full service (B)	Hyatt		
Hyatt	Midprice full service (B)	Hyatt	103	
Hyatt Regency	Midprice full service (B)	Hyatt	80	
Grand Hyatt	Midprice full service (B)	Hyatt	8	
Park Hyatt	Midprice full service (B)	Hyatt	7	
Ibis	Luxury (Chain)	Accor		
Imperial Palace	Luxury	Independent operators		
Inns of America	Economy (Chain)		6	662
**In Towne Suites	"All suites" Extended Stay (Chain)	InTowne Suites Inc.	119	15272
Inn Suites	Economy (B)	InSuites Hospitality Trust/Best Western	12	1848
InSuites Hotel and Suites	"All suites" Extended Stay (B)	InSuites Hospitality Trust/Best Western		
Intercontinental Hotels & Suites	Full service w F&BS Upscale (Chain)	Intercontinental Hotel Group	44	
James Hotel	Luxury & resort (C)	James Hotels, Limited	2	600
Jameson Inn	Economy TQ w/o F&B (Chain)	Jameson Inns, Inc	113	7745
J.W. Marriott Hotel	Full service (B)	Marriott		
Kelly Inn	Economy (Chain)	Kelly Inns Ltd/Ramkota Company	21	1957
Key West Hotel	Economy resort (F/IOO)	Jackson Hospitality Services	14	840
Knight Inns (since 1974)	Economy (F/IOO)	Cendant/ Knights Inn Franchise System	194	
Villager	Extended stay (F/IOO)	Cendant/ Knights Inn (Villager) Franchise Systems	74	8,015
Villager Lodges ®	Extended Stay (F)	Cendant/ Knights Inn Franchise System		

Villager Premier®	Extended Stay (F)	Cendant/ Knights Inn Franchise System		
La Quinta Hotel	Economy TQ (Chain)	La Quinta Corporation	363	43457
La Quinta Inns		La Quinta Corporation		
* La Quinta Inns & Suites	"All suites" (Chain)	La Quinta Corporation		
**Larkspur Landing	Extended Stay (Chain)	Larkspur Hotels/Larkspur Hospitality	11	1100
Leading Hotels of the World	Upscale			
Lees Inns of America	Limited service (B)	Lee's Inns of America	19	1474
Le Meridien	Luxury full service (Chain)	Starwood	6	6092
Lexington Hotel Suites	Limited service (Chain)	Lexington Hotel Suites & Inns	5	775
L-K Inn (motel)	Economy (Chain)	C	4	
Lodge America	Economy (Chain)	Sun Suites Interest LLP	2	270
Loews Hotels	Luxury & resort (C)	Loews Hotels	13	
Luxe Hotels				
Luxor				
(The) Luxury Collection	Resorts (B)	Starwood	7	
Magnolia Hotel	Urban historic full service chain	Stevens Holtze Corporation	2	
**MainStay Suites	Extended Stay (F)	Choice Hotels International, Inc	24	2776
Mandalay Bay	Full service (C)			
Mandarin Oriental	Full service (C)			
Manhattan East				
Marc Resorts	Resorts (C)			
Marriott® Marriott Hotels & Resorts	(Franchises)	Marriott	1,646	212,766
Marriott Suites	Full service "All suites"	F Marriott	14	
**Marriott Executive Apartments®	Extended Stay w/o F&B (F)	Marriott		
Master Host Inn	Economy (F/IOO)	Hospitality International	3	330
Master's Inn (fka Master's Economy Inn)	Economy Extended Stay (F/IOO)	Masters Economy Inn	30	3548
McIntosh Inns	Limited service (C)	Independent operator		
Meristar Hotels				
MGM Grand	Casino	MGM Grand/Mandalay	1	5034
MGM Grand Residences Towers A&B	Condo hotel	MGM Grand/Mandalay		
Microtel Inns & Suites	"All suites" (F)	US Franchise Systems & Ind OO	264	18328
Millennium (+unique name or 2nd brand)	Full service luxury & resorts (Chain)	Millennium	13	
Mirage	Casino hotel	MGM Grand/Mandalay	1	3044

Monaco Hotel	Full service luxury (Chain)	Kimpton Hotel & Restaurant Group, LLC ©		
**Motel 6 (weekly rates)	Economy (Chain) LTS	ACCOR Economy Lodging Division	816	
Motel 8	Limited Service w/o F&B (F/IOO)			
National 9 Inns	Economy		12	
Navy Lodge				
New World Hotel				
Nickelodeon Family Suites by Holiday Inn	Family resort (Both)	InterContinental Hotels Group		
Nichols Inns & Suites	Economy (IOO)	Independent operator	2	102
Novotel	Full service, upscale (Chain)	ACCOR Novotel Division	6	1600
BRANDS & Sub-brands O	MAIN TYPE	PARENT	US hotels	US units
Omni (+ unique or location name)	Full service, legacy (Chain)	Omni Hotels Inc	37	13,900
Outrigger Hotel	Resort			
Orleans	Casino (unique)		1	1,886
Oxford Suites Hotel	Limited service "All Suites" (Chain)	Independent operator	14	
Pan Pacific Hotels				
Paris (Las Vegas)	Casino hotels			
Park Hyatt --see Hyatt	(Chain)	Hyatt	7	
Park Inn	(Chain)	Carlson Hotels Worldwide	30	
Park Inns & Suites	(Chain)	Carlson Hotels Worldwide		
Park Inns International	(Chain)	Carlson Hotels Worldwide		
Park Plaza Hotel	Midscale with F&BS (Chain)	Carlson Hotels Worldwide	10	
Park Plaza Suites	(Chain)	Carlson Hotels Worldwide		
Passport Inn	Economy (F/IOO)	Hospitality International	14	443
Pear Tree Inn	Economy (Chain)	Drury Inns Inc.	12	
Phoenix Inn Suites	"All Suites" (Chain)		13	
Posada Ana Inn	(Chain)	Drury Inns Inc.		
Preferred Hotels				
Premier Inns	Economy	E-Z8 Motels, Inc.	6	
Prime Hotels	Extended stays (C)	Prime Hotels		
BRANDS & Sub-brands Q	MAIN TYPE	PARENT	US hotels	US units
Quality Inns, -Hotel, -Suites	Mid LS & condotels (Chain & F/IOO)	Choice Hotels International, Inc		
** Quality Inn Extended Stay Suites	Extended Stay (B)	Choice Hotels International, Inc	27	
Radisson Hotels & Resorts	Full service (B)	Carlson Hotels Worldwide	152	
Ramada® (since 1954)	Midscale, offers LTS (F/IOO)	Cendant /Ramada Franchise System		
















Ramada Inn	Limited service w F&B, offer LTS (F)	Cendant		
Ramada Limited	Limited service TQ w/o F&B (F)	Cendant		
Ramada Plaza Hotel	Full service w F&B (F)	Cendant		
Red Carpet Inn + location	Economy w/o F&B, weekly rates (B)	Accor Economy Lodging/Hospitality		
Red Lion Hotel	Full service (B)	Red Lion Hotels	57	
Red Roof Inn	Economy w/o F&B, discount long-term rates (Chain)	Accor Economy Lodging division	349	38211
(The) Regent® + unique name	Full service, luxury (Chain)	Carlson Hotels Worldwide	2	
Renaissance	Full service, luxury legacies (Chain)	Marriott		
**Residence Inn by Marriott	Extended Stay (F)	Marriott	482	
ResortQuest Hawaii	Full service condotels (C)	ResortQuest Hawaii fka Aston	4	
**Ritz-Carlton Hotel	Full service luxury (B)	Marriott	35	11114
The Residences at Ritz-Carlton	Condos in full service (F/IOO)	Marriott & developers	10	
Rock Resorts	Full service luxury (C)	RockResorts	11	
Rodeway Inn	Economy (Chain)	Choice Hotels International, Inc	139	11056
**Savannah Suites	Extended Stay (C)	Savannah Suites /GHIC	11	1709
Scottish Inn	Economy (F)	Hospitality International	120	4882
**Second Home Suites	Extended Stay			
Select Inn	Economy LS TQ (F)	Country Maid Financial/Select Franchising	9	560
Sheraton	Midscale w F&B (B)	Starwood		
Sheraton Suites	Full service "All suites"(B)	Starwood	21	
Shilo Inns	Economy (Chain)	Shilo Inns Inc.	41	4,571
Shilo Inns and Suites				
Shilo Inn Hotel				
Shilo Inn Suites Hotel	"All suites"			
Shoney's Inns	Economy w F&B (Chain)	ShoLodge		
**Sierra Suites®	Extended Stay (C)	Lodgeworks LLC	22	2,400
Signature Inn®	Economy (Chain)	Jameson Inn Corporation	24	2827
Sleep Inn®	Economy (Chain)	Choice Hotels International, Inc	318	27,435
Sofitel	Full service, upscale (Chain)	ACCOR Novotel Division	11	

Sonesta Hotel and Suites	Full service resort (F/IOO)	Sonesta International Hotel Corp.	6	2,066
Sol Melia				
Southern Suites	Economy (Chain)	Independent operator		
**SpringHill Suites by Marriott	Limited service "All Suites" Extended Stay (F/IOO)	Marriott	130	14,950
**Staybridge Suites by Holiday Inn	Extended Stay (B)	InterContinental Hotel Group	110	
St. Regis	Full service, upscale (F/IOO)	Starwood	7	
St Regis Club	Timeshares in hotels	Starwood	2	
St Regis Residences	Condos in hotels	Starwood	5	
**Studio 6	Extended Stay (Chain)	ACCOR Economy Lodging Division	40	5,135
**Studio PLUS Deluxe	Extended Stay (B)	Extended Stay America	95	7,675
**Suburban Extended Stay Hotel	Extended Stay (F)	Suburban Franchise Systems	67	8,821
**Suburban Lodge	Extended Stay			
**Suites of America	Extended Stay (C)	Bigelow Management	2	
**Suite One Extended Stay Hotels	Extended Stay (C)	SuiteOne Hotels	7	696
**Summerfield Suites by Wyndham	Extended Stay (C)	Wyndham/HPT/Candlewood	23	
Summit Hotel				
Sundowner Inn	TQ /B&B (former chain beginning to franchise)	Now BW, Best Values, Independent	8	350
**Sun Suites	Extended Stay (C)	Sun Suites Interest LLP	22	2,798
Super 8 Motel (since 1974)	Economy (F/IOO)	Cendant	2,076	125,844
"Swiss Chalet"	(not a brand)	(Unaffiliated independent operators)	4	
Swissôtel	Full service, luxury (Chain)	Colony Capital Asia Limited LLC	3	
Thrifty Inn	Economy (Chain)	Drury Inns Inc.		
**TownePlace Suites	ES all suites (F)	Marriott	112	11,462
Travelodge	Economy limited service TQ (F)	Cendant		
Thriftlodge®	Economy limited service w/o F&B (F/IOO)	Cendant		
Travelodge Suites ®	Limited service "All suites" (F)	Cendant	8	
Trendwest Resort / World Mark	Resort timeshare condotels (Chain)	Cendant / Trendwest	50	
Trump	Casino&condotels (Chain)	Trump Hotels & Casino Resorts, Inc.	6	

BRANDS & Sub-brands U, V, W, X	MAIN TYPE	PARENT	US hotels	US units
Vagabond Inn	Economy (F/IOO)	Vagabond Franchising System	44	3,630
**Value Place -200 planned	Extended Stay (F)	Value Place Franchise Services LLC	7	
Venetian	Casino (unique)		1	4,049
W Hotels	Full service, luxury (F)	Starwood	17	
Walt Disney Resorts	Resort hotels (Chain)	Disney Corporation	4	
Warwick (+ Unique Name) Hotel	Full service luxury (Chain)	Warwick International Hotels	4	888
**Wellesley Inn & Suites	Extended stay (B)	Prime Hospitality Corporation	84	9411
**Wellesley Inn	Extended stay (B)	Prime Hospitality Corporation		
West Coast Hotels	Botique hotels(C)	Red Lion Hotels/WestCoast Hospitality		
Westin Hotel	Full service, Upscale & resorts (Chain)	Starwood		
Wilson Inn	Economy	Independent operator		
Wilson World Hotels		Independent operator		
Windmill Inn & Suites (since 1984)	(Chain)	Windmill Inns & Suites	6	847
Wingate Inn (since 1996)	Midscale, limited service w/o F&B* (F)	Cendant	141	
**Woodfield Suites	Extended stay apartments (Chain)	La Quinta /Baymont	6	
**Woodfin Suites Hotel	Extended stay full service apartments (Chain)	Woodfin	8	1,096
World Mark (see Trendwest, above)				
Wyndham	Full service (B)	Cendant (109) / Wyndham	107	
Wyndham Luxury Resorts	Full service resort (Chain & F/IOO)	Cendant/ Wyndham		
Wyndham Garden Hotel	(Chain & F/IOO)	Cendant/ Wyndham		
XYZ Hotel (new in 2007-500 are planned)	Full service theme (F/IOO)	Starwood Hotels & Resorts Worldwide	0	
Properties and units noted, totals			Properties	Units
United States		Total	21,190	1,656,959
Brands listed, worldwide		Total	37,495	4,116,361

APPENDIX B, Part 2: EXTENDED STAY BRANDS WITH ALL STUDIO OR BEDROOM APARTMENT UNITS

C =Chain, F=Franchise, B=Both,
A=Association, I=Independent

1day	EXTENDED STAY HOTELS									
AV\$	GROUP, Brand, Sub-brands	States	#Prop	#Units	Rooms	Studios	BR	apts		
										
	ACCOR ECONOMY LODGING DIVISION									
\$28	Studio 6 ®		14	C	40	5,135	Rooms	Studios	no	
	BEST WESTERN									
	Best Western Extended Stay & Suites ®		NJ	A	3	300	Rooms	Studios		
	(line begun in 2005, expanding)									
\$66	InnSuites®		CA,AZ,C NM,TX		12	1,848	Suites	Studios	no	
	CARLSON									
	Country Inn and Suites by Carlson					358				
	CENDANT "HOSPITALITY"									
\$28	Knights Inn		31 states	F	212		Rooms	Sstudios	some	
	formerly known as Villager		25 states	F						
	Villager Lodge Extended Stay Living			F			no	Studios	BR apts	
	Villager Premier			F			no	Studios	BR apts	
	(Wyndham Franchises)									
\$80	Summerfield Suites by Wyndham ®		12 states	F	23	3,245	no	no	1&2 BR	
	CHOICE HOTELS INTERNATIONAL									
\$92	MainStay Suites ®		14 states	F	27	3,118	Rooms	Studios	1&2 BR apts	
\$50	Quality Inn Extended Stay Suites®			F	27		Suites	some	no	
	Suburban Extended Stay®		11 states	F	67	8,821	no	Studios	BR apts	
	EXTENDED STAY AMERICA INC/ HVM L.L.C.,SM									
\$46	Extended StayAmerica ®		42 states	A	335	37,498	no	Studios	no	
\$52	Extended StayAmerica Efficiency Studios®			A			no	Studios	no	

	Extended Stay Deluxe ®		A	64			Studios	BR apts	
	(Properties fka Wellesley Inn & Suites or Sierra Suites before 2005)								
\$29*	Crossland Economy Studios®		A	39	5,067	no	Studios	no	
\$53	Homestead Studio Suites®		32 states	C	132	16,856	Suites	Studios no	
\$49	Homestead Village Guest Studios ®			C					
\$44	Studio Plus ®		30 states	C	96	7,675	no	Studios BR apts	
	Studio PLUS Deluxe ®			C			no	Studios BR apts	
HILTON									
\$122	Homewood Suites by Hilton®		36 states	F	155	15,442	Suites	Studios BR apts	
US FRANCHISE SYSTEMS									
\$99+	Hawthorne Suites		33 states	F	99	10,528	no	Studios BR apts	
INTERCONTINENTAL HOTEL GROUP									
\$90	Candlewood Suites ® (IHG)		34 states	C	112	12,900	Suites	Studios 1BR apts	
	Harvey Suites Hotel		TX	C	1		Suites	no BR apts	
\$109	Staybridge Suites by Holiday Inn ®			B	78	8,850	Rooms	Studios 1BR apts	
MARRIOTT									
\$127	Residence Inn by Marriott®		45 states	F	482	54,019	Rooms	Studios 1 BR apts	
\$89	TownePlace Suites ®			F	112	11,462	no	Studios 1&2 BR apts	
	SpringHill Suites by Marriott ®		34 states	F	106	12,254	Suites	Studios BR apts	
LA QUINTA CORPORATION									
	La Quinta Suites			B	363		Suites	some some	
	Baymont Inns & Suites		TX	B	89		Suites	some some	
	Woodfield Suites		5 states	B	6		no	Studios 1 BR apts	
SUN SUITES INTERESTS LLP/ Longhouse Hospitality									
\$24	Sun Suites Extended Stay		7 states	C	22	2,798	Rooms	Studios no	
	Crestwood Suites ®		5 states	C	18	1,487	Rooms	Studios 1 BR	
	LodgeAmerica ®		NC	C	2		Rooms	Studios no	
WOODFIN / HARDAGE LLC									
	Chase Suites by Woodfin ®		9 states	C	10	1,233	no	Studios 1&2 BR	
	Woodfin Suites ® Hotel		8 states	C	8	1,096	no	no 1&2 BR	

STARWOOD HOTELS & RESORTS INC.



Aloft (new in 2005)

AV\$ GROUP, Brand, Sub-brands States #PropUS#Units Rooms Studios BR apts

OTHER EXTENDED STAY BRANDS

\$65	AmericInn Lodge & Suites®		21 F states	220	10,028	Suites	no	no
	Arcadia Residential Suites		OH I	2	144	Suites	Studios	BR apts
\$36	Bradbury Suites		GA,SC C	3		Suites		
	Bradford Homesuites®		TX,CO C	9	1,222	Rooms	Studios	1 BR
\$33	Budget Suites of America		AZ,NV,C TX	19		no	no	1&2 BR
	ClubHouse®Inn& Suites		11 B states	14	1,680	Suites	Studios	no
	Efficiency Lodge		GA C	13		no	Studios	BR apts
	Excel Inn		7 C states	22				
	GrandStay Residential Suites		47 F states	5	267		Studios	BR apts
	Guest House Suites		C			Suites	no	no
	Hearthside		TX C	4		Suites	Studios	no
	Hometown Suites USA		6 C states	6	537	Suites	Studios	no
	InTown Suites®		19 C states	120	15,392	no	Studios	no
\$99	Extended Stay Hotel Larkspur Landing		CA, OR, WA C	11	1,100	no	Studios	BR apts
\$23	Lexington Hotel Suites & Inns		TX, OK C	5	775	Suites	Studios	BR apts
	Master's (Economy) Inn		6 states	30	3,548	Suites	Studios	BR apts
	NYLO (new in 2005)		NY					
\$27	Savannah Suites®		GA,FL,C SC,VA	12	1,200	Rooms	Studios	
	Sierra Suites		8 C states	20	2,341	Rooms	Studios	no
	Suburban Lodge		F					
\$37	Suite One Extended Stay Hotels		AL,GA,C SC	7	696	Rooms	Studios	no
\$33	Suites of America		AZ, TX	2		no	no	1&2 BR
	Sundowner Inn		7 states	8	350			
	Value Place Inn (all studio hotels)		CA,KS,F OK, TX	9	1,000	no	Studios	no



(New in 2005, 300 planned)

SUB-TOTAL, in Extended Stay noted

Hotels	Units
3,639	261,912












BRANDS WITH "LONG TERM STAY" DISCOUNTS (MONTHLY OR MINIMUM STAYS)

INTERCONTINENTAL HOTEL GROUP

AV\$	GROUP, Brand, Sub-brands	States	#PropUS	#Units	Rooms	Studios	BR apts	
	Crown Plaza® Suites 	F			Suites	no	no	
\$51	Holiday Inn® (since 1952) 	50 states	B	1,484	278,787	Rooms	no	no

BRANDS WITH WEEKLY OR FLEXIBLE STAY DISCOUNTS




BEST VALUE ASSOCIATION

\$47	Best Value Inns® 	48 states	A	400	23,941	Rooms	no	no
	CHOICE							
	Comfort Suites® 	50 states	F	379	36,206	Suites	no	no
	Comfort Inn® 	50 states	F			Rooms	no	no
	Cambria Suites® 					Suites	no	no
	HILTON							
	Embassy Suites® 	38 states	F	179		Suites	Studios	no
	MARRIOTT							
	Fairfield Inn® by Marriott 		B	400		Suites	no	no
	CENDANT							
c\$55	Ramada® 		F	900		Rooms	no	no
	ACCOR							
\$36	Motel 6® 		C	816		Rooms	no	no
\$28	Red Roof Inns® 		B	349	38,211	Rooms	no	no
\$28	Red Carpet Inn® 		B	110	6,024	Rooms	no	no
	SONESTA INTERNATIONAL							
	Sonesta Hotel (3 of 6) 	MA, FL	F	6	2,066	no	Studios	BR apts


SUBTOTAL, LTS /discount brands
Properties noted:

Hotels	Units
5,023	385,235

OTHER "ALL SUITES"

	States	#PropUS	#Units	Rooms	Studios	BR apts	
CHOICE							
Clarion Suites® 	37 states	F	8		Suites	no	no
HILTON							
DoubleTree GuestSuites 	19 states	B	32		Suites	no	no
HYATT							
\$109 AmeriSuites® --> (Changing to "Hyatt Place") 	32 states	B	147	18,000	Suites	Studios	BR apts
MARRIOTT							
Marriott Suites		B	14		Suites	no	no















US FRANCHISE SYSTEMS

Microtel Inn and Suites		39 F states	262		Suites	no	no
Extended Stay							
InSuites		SW	12	1,848	Suites		
Oxford Suites		OR,WA, CA	14		Suites	no	no
Phoenix Inn Suites		OR, WA,AZ	13		Suites	no	no
SUBTOTAL Additional "all suites" hotels notes:			502				

Condos in hotels and condotel brands

States #PropUS#Units Rooms Studios BR apts

(Numerous legacy urban independents)
(Numerous uniquely named resorts and regional chains)

Destination Hotels & Resorts			32		Suites	no	BR apts
Hard Rock Hotels			3		Suites	no	BR apts
HILTON							
Conrad		C	2		Suites	no	BR apts
HYATT							
The Residences at Park Hyatt		B			Suites	no	BR apts
STARWOOD							
W (new in 2005)		8 F states	17		Suites	no	BR apts
St. Regis Residences		5 F states	7		Suites	no	BR apts
Trump		3 I states	6		Suites	no	BR apts
Four Seasons		F	63	16,242	Suites	no	BR apts
The Regent			2				
Le Meridien		5 states	6	6,092	Suites	no	BR apts
\$495 Ritz Carlton		15 states	35		Suites	no	BR apts
Sonesta		3 states	2		Suites	no	BR apts
Kor Hotel Group, Falor			11				
\$85 Quality Inn			1		Rooms	no	no
CARLSON							
Carlson Park Lifestyle Living Community				1 409	no	no	Apts &TH








Private residence club brands

States #PropUS#Units Rooms Studios BR apts

Ritz Carlton			35		Suites	no	BR apts
Four Seasons					Suites	no	BR apts
Arvida					Suites	no	BR apts
Hyatt Intrawest					Suites	no	BR apts
Starwood Resorts					Suites	no	BR apts

Membership quarters		States	#PropUS#Units	Rooms	Studios	BR apts
\$120	Athletic Clubs (Many fraternities and sororities)		5	Rooms	no	no
	Young Mens Christian Association		140	Rooms	Studios	no
	YMCA					
SUB-TOTAL, hotels noted :			21,965	1,212,912		

OTHER

Temporary Housing Brands		States	#PropUS#Units	Rooms	Studios	BR apts	
Affordable Suites (serviced apartments in dedicated buildings)		NC,SC,VA	13	Suites	no	BR apts	
Bridgestreet			Broker	no	Studios	BR apts	
Corporate Housing Inc.		A	Broker			Apts & houses	
MARRIOTT							
Execustay by Marriott		F		Suites	Studios	BR apts	
Marriott Executive Apartments		F		no	Studios	BR apts	
Executive Suites Extended Stay		AL,AZ, TX	3	Suites	Studios	no	
The Gilmore Group, Inc. (TGG)			Broker	20,000	Suites	Studios	BR apts
Habitat Corporate Suites LLC			Broker		Suites	Studios	BR apts
Just Like Home Corporate Housing			Broker		Suites	Studios	BR apts
MedStay			Broker				
Oakwood Corporate Housing			Broker	20,000		Apt&TH	
Oakwood Apartments (rental apartments)			Broker	no	no	BR apts	
Oakwood Residence (serviced apartments)			Broker	no	no	BR apts	
Oakwood Premier (serviced apartments)			Broker	no	no	BR apts	
RESORTQUEST (rent resort condos & houses)		A		5,000	Suites	Studios	BR apts
SuiteAmerica			Broker		Suites	Studios	BR apts
"corporate living" 20,000 interim stay apts (Hundreds of local brokers)					no	no	BR apts

Campus housing chains (rented by bed or apartment; by year or term; by law open to the public)	Number of states where located	Number of properties	Number of apts	Number of beds
American Campus Communities		20	3,900	11,800
ACC Management	6 states	48		22,300
Capstone Development Corporation	16 states	18		
McKinney Properties	TX,PA,WV	4		
Ambling Management Company				
University Housing Division	17 states	113		16,000
Education Realty Trust, Inc.	8 states	43		28,000
GENERAL ELECTRIC CAPITAL SERVICES / JPI Campus Quarters	8 states	10		
INTEGROUP REALITY TRUST	FL, TX, MN	4		
Melrose Communities/United Campus Housing				
Place Collegiate Properties	8 states	23		

APPENDIX C: COMPANIES

Companies included owned at least five hotels or one thousand hotel units at some point in 2005 and, together, over 20,000 hotel properties with 2.7 units. Major associations and consortia included not “independent owners” as the property owners.

Information is based on industry sources (AH&LA), the company’s own publicity, and financial analyses of the company. The company websites consulted are listed at the end. (No confidential Census Bureau information was reviewed or used in any way used in the preparation of this appendix.)

Brands of extended stay hotel are highlighted in bold to emphasize companies’ investment and operation in these new lines and business model of hotels.

Number of Properties in the U.S.	Number of Units in the U.S.	Company Name Subsidiary Associated Brand Names
1,252	136,385	<p>Accor Hotels (Ranked 4th largest; worldwide owns and operates 4,000 properties with 466,000 rooms in 90 countries)</p> <p>Accor North America Ibis ® Hotel</p> <p>Accor Economy Lodging Division Motel 6 ® (360 in U.S.; 600 in North America) (fka Red Roof Inns, Inc.) Red Roof Inns ® (350 in U.S.) Red Carpet Inn ® Studio 6 ® Extended Stay (30 in U.S.)</p> <p>Accor International (Worldwide, owns and operates 1705 properties)</p> <p>Novotel Hotel Division Novotel ® ("Midscale" only 3 of 346 in US) Sofitel ® ("up scale")</p>
9	2,000	Affina Hospitality (All properties in New York; fka "Manhattan East Suites Hotels")
12		<p>AIRCOA Companies SWAN Hospitality Services, Inc. fka "AIRCOA Hotel Partners, LP" fka "Richfield Hospitality" AEW Capital Management, L.P.</p>
1 6 4	2,567 595	<p>Aladin Gaming (Owns one large casino hotel, extended stay hotels, and casinos)</p> <p>Hawthorn Suites (Managed by LodgeWorks)</p> <p>American Casino & Entertainment Properties LLC (Owns and operate casino hotels) 2,444 units Stratosphere Casino Hotel & Tower ® Arizona Charlie's Decatur ® Arizona Charlie's Boulder ® Sands ®</p>
13	926	<p>American Liberty Oil Company ("Amlico") (Parent company) American Liberty Hospitality ("ALH")- hotel management subsidiary operates 1 uniquely named resort, extended stay hotels and hotels with LTS arrangements in Louisiana and Texas under franchised brands:)</p> <p>Holiday Inn ®, Holiday Inn Express ®, Best Western ®, Country Hearth Inns ®, Hawthorne Suites ®</p>
42	11,550	<p>American Property Management Corporation (Owns and manages uniquely named legacy hotels, botique hotels, and hotels operated under franchised brands:)</p>
Number of	Number of	Company Name

Properties	Units	Subsidiary	Associated Brand Names
		American Property Management Corporation -continued-	Starwood Luxury Collection ® Marriott ®, Hilton®, Sheraton ® Radisson ®, Holiday Inn ®, Amerisuites ®, Clarion ®, Ramada ®, Days Inn ®
103	12,764	Apple REIT Companies	
16		Ayers Hotels (Boutique country hotels and under 2 brands:)	Country Inn by Ayers ® Ayers Hotels ®
		Banyan Hotel Investment Fund	
39	8,330	Barceló Crestline Corporation Crestline Hotels & Resorts Crestline Capital Corporation	
5		Baystar Hotel Group (Operates under IHG brands:)	Hampton ® Holiday Inn ®
0		Best Hotels (Represents 20 independent operators)	
435	26,415	Best Value Inn Brand Membership, Inc. (Association) (Members own properties operated under association brand:)	Best Value Inn ®
2,181	18,6422	Best Western International, Inc. (Association members own properties operated under brand:)	Best Western ®
21		Bigelow Management (Owns and operates extended stay hotels with 1 & 2 bedroom apartments in 3 states, under brands:)	19 properties Budget Suites ® 2 properties Suites of America ®
4		Boca Resorts, Inc. (Hotels in Florida and one marina)	
24	7,209	Boykin Lodging Company (Owns hotels in 16 states franchised under brands:	Doubletree®, Marriott®, Hilton®, Radisson®, Clarion®, Embassy Suites®, Courtyard by Marriott®, Holiday Inn®, Quality Suites®, Hampton Inn® and "rent-back" condotel developments:
1	91		White Sand Villas
1	43		Captiva Villas
6		Buccini/Pollin Group (Develops and owns branded hotels)	
187		Buckhead America Corporation (Owns and manages hotels under its proprietary brands which it franchises to other owners:)	102 properties Country Hearth Inns ® 85 properties America's Best Inn and Suites ®

Number of Properties	Number of Units	Company Name Subsidiary Associated Brand Names
		<p>Cendant, continued: (Franchises originally acquired from the former Howard Johnson; in 48 states and at 457 properties worldwide) Howard Johnson ® Howard Johnson Express Inn® Howard Johnson Hotel ® Howard Johnson Inn ® Howard Johnson Plaza Hotel ®</p> <p>Knights Franchise Systems (Subsidiary since 2005 integrating acquisition fka Villager Franchise Systems Inc. franchising brands which offer military discounts and extended and long stay deals:) Knights Inn ® Villager Lodges ® Villager Premier ®</p> <p>Hearthside Extended Stay (Brand under direct Cendant development in 16 properties:) Hearthside by Villager® (All units with kitchen & bath)</p> <p>Ramada International Hotels & Resorts (Subsidiary when acquired from Marriott in December 2005 franchised 904 Ramadas in the U.S. and 204 outside; total dropped to 977 worldwide by October 2005; Ramada brands are:) Ramada ®, Ramada Inn ® Ramada Limited ®, Ramada Plaza Hotel ®</p> <p>Super 8 Motels, Inc. (Subsidiary franchises limited service “no frills” brands of motels:) Super 8 ® Travelodge ® Thriftlodge® Travelodge Suites ®</p> <p>Wingate Inns, L.P (Subsidiary franchises one brand:) Wingate Inn®</p> <p>Wyndham Worldwide (Subsidiary franchises and can contract to manage hotels that are not part of the Wyndham chain under Wyndham brands:) Wyndham Hotel®, Wyndham Resort®, Summerfield Suites by Wyndham ® et al</p> <p>Arlington Hospitality Inc. (fka Amerihost Properties, Inc. (Subsidiary manages hotels with Cendant brand franchises) [Arlington] AmeriHost Franchise Systems, Inc. (Subsidiary franchises two brands:) AmeriHost Inn Amerihost Inn & SuitesSM</p>

Number of Properties	Number of Units	Company Name Subsidiary Associated Brand Names
70		Cendant, continued- Cendant Timeshare Resort Group (Planning to spin off as of October 2005) Resort Condominiums International (RCI) Fair Share Plus Fairfield Resorts Inc. Fairfield Resorts ® Trendwest Resorts Inc. Trendwest Resort World Mark Cendant Travel Services Avis, Budget Cendant Real Estate Brokerages Coldwell Banker, CENTURY 21, ERA, RCI
3,644	295,014	Choice Hotels Holdings, Inc. (Parent Company) Choice Hotels International, Inc (World wide and domestic owner and franchiser operating properties under proprietary brands:) Cambria Suites ® Clarion ® Comfort Inn® Comfort Suites® Econo Lodge ® Flag Inns & Hotels ® (Australia, New Zealand,Canada) Quality ® Inn Hotel & Suites Rodeway Inn ® Sleep Inn ® (Choice Midscale and Economy Extended Stay Division fka Suburban Franchise Holding Company Inc. & Suburban Franchise Systems Inc.) Main Stay Suites ® Suburban Extended Stay Hotel ®
28 67	4,401 8,821	CNL Financial Group (Parent Company) CNL Hotels and Resorts, Inc. (Second largest hotel REIT in United States; owns hotels in 37 states, some co-owned with Marriott, Hyatt; acquired former KSL Recreation Corporation and former RFS Hotel Investors, Inc. (2004) fka CNL Hospitality Corporation; operates uniquely named resort hotels and franchised brands:) Hampton ®, Holiday Inn ®, 4 Points ®, Homewood Suites ® Residence Inns ® Springwood ® Courtyard by Marriott ®, Hyatt, Doubletree, Doral

Number of Properties	Number of Units	Company Name Subsidiary Associated Brand Names
3		Colony Capital Asia Limited LLC (2005) Raffles Holdings Limited Raffles International Ltd. Raffles International Hotels and Resorts (None in U.S --Worldwide owns 38 luxury hotels and 15 resorts, operating as Raffles Hotels & Resorts and Merchant Court ®) Swissôtel Hotels & Resorts (Subsidiary acquired in 2001 operates 3 luxury hotels in U.S. and 26 worldwide, under exclusive brand:) Swissôtel ® Hotels & Resorts
65 14	20,000	Columbia Sussex Corporation (In 2001 acquired hotels branded as:) Wyndam ® Columbia Properties Vicksburg (Operates 6 casino hotels and hotels franchised as:) Marriott ®, Crowne Plaza ®, Holiday Inn ®, Westin ®, Radisson ®
22		Cooper Companies Cooper Hotel Group (own and manage hotels branded as:) Hilton ®, Homewood Suites ®, Doubletree ®, Hampton Inn ®, Cooper CSS Hotel Division (manage hotels branded as:) 20 Holiday Inn ®, 2 Doubletree ®
17		Country Maid Financial (Owns properties managed by its subsidiary) Territorial Inns Management Inc (franchised as:) Select Inn ®, Best Inn ®
37	7,000	Crestline Capital Company (Parent Company) Crestline Hotels and Resorts (Subsidiary manages hotels owned by parent company in franchises as:) Marriott ®, Hyatt ®, Hilton ®, Sheraton ®, Renaissance ®, Crowne Plaza ®
18		Diplomat Hotel Corporation (Owns and operates hotels in Southeast under diverse franchises)
23	6,041	Driftwood Hospitality Company (Owns and operates hotels under franchises:) Crowne Plaza ®, Holiday Inn ®, Park Plaza ®, Radisson ®, Sheridan ®, Staybridge ®, Wyndam Gardens ®
115	13,824	Drury Inns Inc. (Owns and operates hotels under exclusive brands:) Drury Inn ® Drury Inn & Suites ® Pear Tree Inn ® Posada Ana Inn ® Drury Plaza ®

Number of Properties	Number of Units	Company Name	
		Subsidiary	Associated Brand Names
12	3,200	Eagle Hospitality Properties Trust Inc. (Owns upscale all-suites and apartment hotels.)	
13		Efficiency Lodges, Inc. (Specializes in extended stays hotels and real estate)	
113	13,763	Equity Inns, Inc (Operates 110 properties with 13471 units as extended stay and full service midrange hotels in franchised brands:). Residence Inn® , (Amerisuite®) , Homewood Suites® . Hampton Inn® , Holiday Inn®, Coutyard by Marriott®	
26	3,300	Exel Inns of America & Exel Management Associates (since 1974; owns and operates an 8 state chain in an exclusive brand and franchised brands:) Excel Inn ® Hilton ®, Hilton Garden Inn ®	
650	67,606	Blackstone (Parent REIT) Extended Stay America Inc./HVM L.L.C.,SM (14 th largest brand family in U.S.; owns and operates and franchises extended stay hotels) ESA Services, Inc. (Hospitality management subsidiary) Properties & units franchised as of Fall 2005: 338 37,498 Extended StayAmerica Efficiency Studios® 132 16,856 Homestead Studio Suites® 95 7,675 StudioPLUS Deluxe Studios® 39 5,067 Crossland Economy Studios® 102 Amerisuites	
72	26,419	Fairmont Hotels & Resorts Inc. (Canada) Fairmont ® Fairmont Hotel ® Fairmont Resort ®	
131	37,753	FelCor Lodging Trust Inc. (fka Bristol Hotel Company, merged with Harvey Hotels) Harvey Suites (by Felcor)® 1 hotel, 98 units The Century Hotel, Chicago 1 hotel, 161 units Hotel Blake at Printers Row, Chicago The Falor Companies Hotel Group FelCor Suite Hotels, Inc. (Operates "all suites" hotels under franchised brands:) 53 properties Embassy Suites® 14 properties Doubletree Guest Suites® 60 properties IHG InterContinental Hotel Group brands	
69	16,242	Four Seasons Hotel Group (Association)	
4	6,101	Gaylord Entertainment (Owns and operates hotels under an exclusive and franchised brand:) Gaylord	

Number of Properties	Number of Units	Company Name Subsidiary Associated Brand Names
1 3		<p>Hilton Hotels Corporation (Hilton owns 120 properties worldwide and franchises Hilton brands: in the U.S, 2,184 properties with 357,332 guest units operate under Hilton brands and worldwide, 2,268 with 355,321 units in 2005. Brands are:) Hilton ® Hilton Garden Inn ® Hilton Grand Vacations Club ® Red Lion Inn ® Scandic ®</p> <p>(In 1999, Hilton bought franchising rights for 650 properties, with about 85000 units from the company fka Promus Hotel Corporation which was a 1995 Harrah spinoff set up to franchise Hampton Inn, Embassy Suites & Homewood Suites that merged with Companies fka Guest Quarters Suites & fka Doubletree. As a result, Hilton also franchises the following brands:) Doubletree Hotel ® Club Hotel by Doubletree ® Doubletree Guest Suites® Hampton Inn ® Hampton Inn & Suites ® Embassy Suites Hotels ® Embassy Vacation Resort ® Homewood Suites ®</p> <p>Hilton International Hilton Group PLC & Hilton Hotels Corporation The Waldorf Towers™ Conrad ® Hotel</p>
218	38,028	<p>Historic Hotels of America Inc. (Association) (Legacy independent hotels.)</p>
298	42,376 professionally managed	<p>Hospitality Properties Trust (REIT owns hotel properties professionally managed under various franchises:) 125 hotels, 17,926 units Marriott brands 119 hotels, 16,850 units IHG brands 12 hotels, 2,662 units Prime Hotels & Resorts /Carlson Group brands 18 hotels, 2,399 units Homestead Studio Suites ® 24 hotels, 2,929 units Hyatt brands (Acquired February 2005 from IGH; additional acquisition in December)</p>
13 8	600	<p>Host Funding, Inc. Hostmark Hospitality Group (Manages 250 properties operated under franchises and exclusive brands:) 3 properties Amalfi ® Hotel Bella Vista Suites ® Hilton ®, Days Inn ®, Holiday Inn ®, Ramada ®,</p>
		Host Marriott - (See below, Marriott)
19	1,999	<p>HP Hotels (Owns and operates under franchised brands:) Best Western ®, Choice Hotels, Hilton Garden Inn ®, Hampton Inn ®, Holiday Inn ®, Holiday Inn Express ®, Wingate ®, Four Points ®</p>

Number of Properties	Number of Units	Company Name Subsidiary Associated Brand Names
18 341	18,000	<p>HYATT Global Hyatt Classic Residence by Hyatt (rental retirement hotels): Classic Residence by Hyatt®</p> <p>Hyatt Hotels Corporation (Owns and operates under Hyatt brands :) 143 properties in US Amerisuites® 103 properties in US Hyatt® 80 properties in US Hyatt Regency® 7 properties in US Park Hyatt® (24 worldwide) 8 properties in US Grand Hyatt®</p> <p>Hyatt Vacation Club (Time shares) AIC Holding Hyatt International Hyatt Equities U.S. Franchise Systems, Inc. "USFSI" (Franchises about 500 properties in the Hyatt brands:) Hawthorn Suites® Microtel Inns & Suites® America's Best Inns & Suites®</p>
11	1,500	<p>Innisfree Hotels (Owns and operate under franchises:) Family Inns of America® Best Western®, Days Inn®, Hilton Garden Inn®, Holiday Inn</p>
69	8,745	<p>Innkeepers USA Trust (Operates extended stays and all suites in 20 states) Innkeepers USA LP</p>
11 4	1,665 947	<p>InnSuites Hospitality Trust owned with RRF Limited Partnership (Properties in Arizona, California, and New Mexico; all units are studios or 1 bedroom apartments; operate under unique names or as an exclusive brand:) Inn Suites®</p>
2,523	37,643	<p>InterContinental Hotels Group PLC [UK] "IHG" (Sucessor incorporating companies fka Bass /Intercontinental Pan Am/Bristol fka Bass PLC of London, fka Bass Hotels & Resorts, fka Bristol Hotels & Resorts, nd fka Candlewood Hotel Company, Inc. [bought by IHG in 2004. World wide in 2005, IHG owned and operated 3,656 properties and franchised its brands to others:] Candlewood Suites® by IHG Centra® Crowne Plaza, Crowne Plaza Resort Forum Hotel® Grand Chalet® Hampton Inn®, Hampton Inn & Suites® Holiday Inn®, Holiday Inn Hotel & Suites® Holiday Inn Select®, Holiday Inn Express®</p>

Number of Properties	Number of Units	Company Name Subsidiary Associated Brand Names
		InterContinental Hotels Group “IHG” - continued- (Franchised brands:) Holiday Inn Express Hotel & Suites ® Holiday Inn Garden Court® Holiday Inn Sun Spree® Nickelodeon Family Suites by Holiday Inn Hotel Indigo ® Inter Continental Hotels & Suites® Park Royal ® Posthouse ® Royal Inns® Staybridge Suites by Holiday Inn ® Econolodge ®
288	64,909	Interstate Hotels and Resorts Inc. (15 th largest in U.S.; world wide owns and operates 302 properties; incorporates the company fka Interstate Hotel Corporation “IHCO”) Interstate LLC Prime Hospitality LLC (Leases and manages 210 properties operated under various franchises, formerly as:) Wellesley Inn and Suites ® Wellesley Inn ® Prime Hotel & Resort ® (Incorporates company fka Meristar Hospitality Corporation and 99 acquired properties operating under franchise brands:) Hilton ® or Marriott ®, et al Bridgestreet Corporate Housing (Temporary housing) Doral Resort and Conference Centers (Resort hotels)
120	15,520	InTowne Suites Suburban Franchise Systems, Inc. (Subsidiary operates 70 extended stays hotels.)
67	8,821	Suburban Lodges of America, Inc. (Subsidiary operates properties under exclusive brand:) Suburban Lodge ®
4		Intrawest Corporation (Resort hotels)
21	1,680	Invest West Financial Pacifica Hotel Company (PHC) Pacifica Hotel Investors (Operates 8 uniques and franchised under various brands:) Best Western ®, Holiday Inn ®, Quality Inn ® Sommerset Suites ®
126	8,224	Jameson Inns, Inc. (owns and operates under exclusive brands:) 102 properties Jameson Inn ® 24 properties Signature Inn ®
55	10,214	Janus Hotels & Resorts

Number of Properties	Number of Units	Company Name Subsidiary Associated Brand Names
32	4,796	JHM Hotels (Franchises brands: Hilton ®, Marriott ®, Holiday Inn ®)
58		John Q. Hammons Hotels, Inc. John Q. Hammons Revocable Trust Embassy Suites ® Renaissance ® Marriott ® Radisson ® Residence Inn ® Homewood Suites by Hilton ® Holiday Inn ® Courtyard by Marriott ®
37	2,280	Kimpton Hotels and Restaurants LLC Hotel Monaco ® and uniquely named
9		The Kor Group Kor Hotel Group (Operates a chain and uniquely named hotels, some offering condo units) Viceroy ® (+ place name) chain
19	2,000	Larkspur Hospitality Company 11 hotels, 1,100 units Larkspur Landing ® 5 hotels Hilton Gardens ® 4 hotels uniquely named
560	60,000	La Quinta Corporation/Meditrust Corporation (fka La Quinta Inns, Inc.; owns and operates 560 of the 592 properties with 65384 units in the U.S. operated under their limited service brands and franchise to others, mainly the Marcus Group.) La Quinta Inns® La Quinta Inn & Suites® Baymont Inn & Suites® Woodfield Suites® Budgetel® (converting to other brands)
23	7,600	LaSalle Hotel Properties (Owns urban all suite hotels in 14 states and D.C. managed by a subsidiary as franchises of various brands:) LaSalle Hotel Operating Partnership, L.P. Westin ®, Sheraton ®, Hyatt ®, Sandcastle ®, Crestline, Outrigger ®
56	9,300	Kimpton Hotel & Restaurant Group, LLC.
5	775	Lexington Hotels (Small chain in Oklahoma and Texas)
35		LodgeWorks Hotel LLC (Developed, owns, and manages an exclusive brand of extended stay hotels; owns and manages hotels under franchise and manages extended stays owned by others) 9 hotels Summerfield by Wyndam ® 21 hotels Sierra Suites ® 6 managed in Texas Hawthorn Suites ®

Number of Properties	Number of Units	Company Name	
		Subsidiary	Associated Brand Names
88	16,368	Lodgian, Inc. (Successor to the 1998 merger of two companies fka Impac Hotel Group and Servico Inc.; manage a total of about 150 hotel properties with 28,000 rooms franchised under IGH and Marriott brands:) Intercontinental: Crowne Plaza ®, Holiday Inn ® Marriott: Courtyard ®, Fairfield ®, Residence Inn ®	
6	847	Lodging Unlimited LIU Group Lodging Unlimited (East) (manages 210 properties) Lodging Unlimited (West) (manages and owns properties including some in an exclusive brand chain:) Windmill Inns & Suites ®	
32	8,500	Lowes Enterprises (Own uniquely named legacy hotels, 1 Embassy Suite hotel, condo resorts, and uniquely named conference centers) Destination Hotels & Resorts (Management subsidiary)	
0		Luxe Worldwide Hotels (Represents 200 hotels world wide)	
89 88	20,796	Marcus Corp. (The) Baymont Inns, Inc. [Marcus] Baymont Inns & Suites ® Baymont Franchises International (Subsidiary franchises:) Baymont Inn ®, Baymont Suites ®	
107	54,689	Marriott Host Marriott Corporation (Holds properties owned and equity in hotels operated under Marriott brands) Marriott International, Inc. (Franchises and manages Marriott brand hotels; in the U.S., 3,891 properties with 31,982 units operated under Marriott brands in 2005; world wide and world wide, 4,769 properties with 392597 units. Brands are:) Courtyard Inn by Marriott ® Fairfield Inn /Fairfield Inn & Suites by Marriot ® J W Marriott Hotels & Resorts Marriott ®, Marriott ® Conference Center Marriott Executive Apartments ® New World Hotel ® Renaissance by Marriott ® Residence Inn by Marriott ® Spring Hill Suites by Marriott ® Towne Place Suites by Marriott ® The Ritz-Carlton Hotel Company LLC (Develops, franchises, manages and holds some equity in properties under the exclusive brand, Ritz-Carlton ® , which sells <u>condo apartments in its hotels</u> ; also manages several Ramadas - a non- Marriott brand after Cendant brought franchising operation in December 2004) 36 hotels, 12015 units Ritz-Carlton ® Ramada ®	

Number of Properties	Number of Units	Company Name Subsidiary Associated Brand Names
10		Marriott -continued- Marriott ExecuStay Division Marriott ExecuStay ® Marriott Vacation Club International Horizons by Marriott The Ritz-Carlton Club Marriott Grand Residence Club (Marriott) J.W.M. Family Enterprises, L.P (Operated by Marriott under various Marriott brands)
72	20,115	MeriStar Hospitality Corporation (Hotel REIT owns professionally managed properties in 22 states and D.C. including 10 uniquely named legacy luxury hotels and full service hotels franchised under various upscale brands:) Hilton®, Sheraton®, Marriott®, Ritz-Carlton®, Westin®, Doubletree®, Holiday Inn®, Embassy Suites® , Radisson®, 10 uniquely named
15 12	26,053 21,154	Mandalay Resort Group MGM Mirage/Mandalay (fka "MGM Grand Inc." owns and operates uniquely named casino hotels and condotels in Nevada and New Mexico:) 3933 units Bellagio, Los Vegas 4032 units Excalibur, Los Vegas (unique) 3744 units Circus Circus, 4408 units The Luxor c4400 units Mandalay Bay 3049 units The Mirage, Los Vegas (unique) 5034 suites MGM Grand, Los Vegas (unique) Condotel MGM Grand Residences, Towers A & B 2035 units New York!New York! Los Vegas 2900 units Treasure Island Los Vegas (unique) 4049 suites Venetian, Los Vegas (unique) 1886 suites Orleans, Los Vegas (unique) Beau Rivage, Biloxi(unique)
6		Mandarin Oriental Madarin Oriental -Americas
20	8,341	Hong Leong Singapore Group and Millennium & Copthorne Hotels PLC "M&C" Millennium Hotels and Resorts "MHR" (Parent Corporation owns 90 hotels in 16 countries; hotels of the subsidiary for the Americas are in "gateway" cities and at resorts operating under an exclusive and franchised brands:) Millennium ® Sheridan ®, Comfort Inn ®
1	1,000	Monarch Casino & Resort, Inc. (Own and operate the Atlantis casino hotel in Reno)

Number of Properties	Number of Units	Company Name Subsidiary Associated Brand Names
6		Morgans Hotel Group (Hotels in New York, Miami, San Francisco, and LA)
17		Noble Investment Group, LLC / Alliance Management (Own and operate in the southeast under various franchises: Marriott®, Crown Plaza®, Courtyard by Marriott®, Hilton Garden Inns®, Homewood Suites® , SpringHill Suites®)
5	300	Northcott Hospitality International LLC (parent company) AmericInn International, LLC (franchising subsidiary) Three Rivers Hospitality, LLC (management subsidiary) (Own and subsidiaries franchise and manage 220 properties under a proprietary brand:) AmericInn®
90	32,606	Oakwood Worldwide / R&B Enterprises (Claim to house temporarily 75,000 individuals and families per year in various brands of "temporary" housing the company leases: Oakwood Apartments, Oakwood Premier Oakwood Residence, Oakwood Corporate Housing, South Bay Clubs®)
37	13,900	Omni Hotels Inc. (Buys and remodels legacy hotels owned and operated under their former unique or franchised name plus the exclusive brand:) Omni
5		Orient-Express Hotels Inc. (Worldwide, owns and operates 47 hotels) North American Division (Acquired companies formerly known as Park Place Entertainment Corporation and Park Lane Hotels International; North American Division owns and operates 5 uniquely named legacy hotels)
5	2,992	Pinnacle Entertainment Inc. (Casino hotels; worldwide owns 9)
10	13,000	Portman Holdings, LLC (Develops and manages hotel assets.)
74	16,947	Preferred Hotels & Resorts Worldwide, Inc. (Represents independently owned and operated hotels in 17 states) [Independent owners]
246	31,837	Blackstone Group (Primary investor) Prime Hospitality Corporation (Operates a chain of 75 hotels including those formerly known as Wellesley Inn & Suites, phasing out this proprietary name and phasing in an exclusive brand and others under various franchised brands: Wellesley Inn by Prime Hospitality Corp® Prime® Hilton®, Holiday Inn®, Ramada®, Sheraton®)
5	1,788	Prince Hotels, Inc.
70	12,500	Red Lion Hotel Corporation (Consolidated companies fka WestCoast Hospitality Corporation (WHC), fka WestCoast Hospitality Corporation (WEH), KA Cavanaugh's Hospitality Corporation and bought out Red Lion Hotels, L.P.;

Number of Properties	Number of Units	Company Name Subsidiary Associated Brand Names
		Red Lion Hotel Corporation -continued- operates in 12 Western states under proprietary brands:) WestCoast ® Hotels Red Lion Hotels ® Red Lion Inns ®
46 8	9,448	Remington Hotel Corporation (Owns and operates uniquely named and franchised brands; has a REIT and hotel development subsidiaries.) RFS Hotel Investors, Inc. (REIT) RLJ Development, LLC 1 property Hilton ® 6 properties Homewood Suites by Hilton ® 1 property Courtyard by Marriott ®
11		Rock Resorts, LLC / Vail Resorts, Inc. (Owns and operates luxury resort hotels in 7 states)
27	2,263	Royal Host (Canadian REIT and management company; worldwide owns and operates 39 legacy hotels, 115 franchises and manages 77 others under various franchised brands:) Travelodge ® Country Hearth ® Chimo ® Super 8 ® Holiday Inn ® Ramada ®
22	2,850	Shaner Hotel Group (Owns and manages properties franchised in Hilton, IHG, or Marriott brands; fully owns 22 and manages and has partial equity in a total of 57 operated as:) Hilton: Hampton Inn ®, Hampton Inn&Suites ®, IHG: Crown Plaza ®, Holiday Inn ®, Holiday Inn Express ®, Holiday Inn & Suites ®, Holiday Inn Sunspree Resort ®; Marriott: Marriott ®, Renaissance ®, Residence Inn ®, Springhill Suites ®
41	4,571	Shilo Inns (Owns and operates in West under its exclusive brand: Shilo Inn ®
91	7,108	ShoLodge, Inc. (Owns and manages hotels under its proprietary brands franchised directly and through a subsidiary:) Shoney's Inn ® Guest House International Inns, Hotels & Suites (Subsidiary owns and operates and franchises exclusive brands:) Guest House ® brands
12		Silverleaf Resorts, Inc. (Resort hotels)
41	9,230	SRS Worldwide SWHM -Southwest Hotel Management (Operates hotels franchised under various brands, especially:) Days Inns ®

Number of Properties	Number of Units	Company Name	
		Subsidiary	Associated Brand Names
3	1,175	Sonesta International Hotels Corporation (In US also manages three others; owns or leases and manages 36 worldwide under its exclusive brands) Sonesta ®	
437	151,000	Starwood Hotels & Resorts Worldwide, Inc. (9 th largest US domestic chain in 2004 with 750 hotel properties worldwide) Starwood Hotels & Resorts Worldwide Inc.(SHRWI) Sheridan Hotels and Resorts Aladin Resort Casino, Los Vegas (unique) Sheraton Vacation Ownership Inc. (SVOI) (formerly known as Vistana, Inc.; 18 of 19 Resort condotels are in the U.S.; in 2004, bought 36 more properties to convert into condotels) Sheraton Holding Corp (SHC) (Operates worldwide in 80 countries managing 283 Properties in which it has a minority equity and franchises An additional 310 under its proprietary brands:) Sheraton ®, Four Points Hotel by Sheraton ® St. Regis ® The Luxury Collection® Westin Hotels & Resorts® by Starwood® Botique new in 2005 W ® hotels Acquired 36 of 130 ww Le Meridien® 500 planned for 2007 "XYZ"® Project	
1			
18			
7		SuiteOne Holdings, LLC Sunburst Hospitality Corporation (Start up new chain operating under an exclusive brand:) SuiteOne®	
20		Sun Suites Interest LLP (fka Crestwood Suites Company; operates chains in the Southeast which emphasize extended stays under exclusive brands:) Sun Suites®, Crestwood Suites®, Lodge America®	
54	13,183	Sunstone Hotel Investors, Inc (Owns hotels in 17 states operated under various brands franchised from: Hilton, Hyatt, InterContinental, Marriott, Wyndham)	
50		Sunterra Corporation (Specialized in timeshare hotels owned in 90 resorts worldwide)	
5	1,594	Supranational Hotels (Worldwide owns 707 hotels)	
69		Supertel Hospitality, Inc. (fka Humphrey Hospitality; develops, owns, operates hotels and manages hotels under franchise as:) Super 8 ®, Comfort Inn/ Suites ®, Wingate Inns ®, Holiday Inn Express ®, Best Western Suites ®, Days Inn ®, Ramada ®, Shoney's ® Hampton Inn ®	

Number of Properties	Number of Units	Company Name Subsidiary Associated Brand Names
363	25,307	Tharaldson Lodging Companies Tharaldson Property Management, Inc. (Owns and manages hotels and manages 355 others in 36 states under various franchise brands:) Marriott: Residence Inn ®, Courtyard ®, Springhill Suites ®, Towne Place Suites ®, Fairfield Inn Hilton: Hampton Inn ®, Homewood Suites ® Intercontinental: Holiday Inn ®, Comfort Suites ®, Other: Country Inn & Suites ®, La Quinta Inns ®
20		Tharaldson Development Company, Inc. (Develops new hotels)
9	2,977	"THED International" (Paris) (Tourisme Hôtellerie Engineering Développement International) Assistance Hôtels Management International AKA "AHMI Rooms Properties" (French private company; in U.S. concentrates on spa resort hotels)
3		Res-Hotel, S.A (Paris) (Broker investing in buying U.S. condo hotels and units in them)
14	6,000	Tishman Realty & Construction Company (Parent company) Tishman Hotel Corporation (Owns and operates uniquely named hotels and under franchised brands:) Sheraton ®, Westin ®, Crowne Plaza ®, Marriott ®, Renaissance ®
5		Trump Hotels & Casino Resorts Holdings, L.P Trump Hotels & Casino Resorts, Inc./ (Develops and partially owns casino and urban condo hotels)
613	160,184	US Hospitality Management [Independent owners in the consortium] Pegasus Solutions (fka Utell- markets and provides management services for a consortium of uniquely named legacy independent hotels and for hotels branded as Microtel; franchises two brands) 102 hotels franchised America's Best Inns & Suites (by USFSI) ® Hawthorn Suites ® Microtel Inns & Suites ®
7		Value Place LLC Value Place Franchise Services LLC Vantis International Corporation (fka VIP International & Lexington Services, manage and market for:) Lee's Inns of America ® EnVille Inc. ® independents

Number of Properties	Number of Units	Company Name Subsidiary Associated Brand Names
4	888	Warwick International Hotels (Paris) (Worldwide owns 31 hotels with 4414 units; in U.S. owns and operates 4 urban hotels (NYC, SF) under exclusive brand:) Warwick
324	40,711	Westmont Hospitality Group InVest REIT (Owns and operates 420 hotels worldwide operating under franchises:) Holiday Inn/Crowne Plaza, Radisson, Hampton Inns
89	12,200	White Lodging Services (Owns 85% of hotels managed under franchises:) Marriott, Residence Inn by Marriot , Spring Hill Suites by Marriott , Courtyard by Marriott; Fairfield Inn, Hilton, Holiday Inn
50 18	7,028	Winston Hotels, Inc. / WINN Limited Partnership (Owns hotels in 16 states (44 fully) managed by operating subsidiary partnership) Woodfin/Hardage LLC and Hardage Suite Hotels, LLC (HSH) (Leases additional properties operated as Woodfin or Chase) Woodfin Suite ® Hotel Chase Suite ® Hotel by Woodfin
217	33,950	Wyndham International Inc. (Owns 217 of the 312 hotels operating under one of the proprietary Wyndham brands and additional non-Wyndham brands; franchises the Wyndham brands) Wyndham Hotel Corporation Performance Hospitality Management Wyndham Luxury Resort® Wyndham Hotel® Wyndham Garden Hotel® Wyndham Resort ® A Wyndham Historic Hotel® Summerfield Suites by Wyndham® Ramada®, Holiday Inn®, Radisson®, Hilton ®

Company Websites Consulted

ACCOR Hotels	http://www.accorhotels.com/accorhotels/index.html/
Accor Economy Lodging Division	
Motel 6®	
Red Roof Inn®	
Red Carpet Inn®	
Studio 6®Extended Stay	
Accor International	
Ibis® Hotel	
Novotel Hotel Division	
Novotel®	http://www.novotel.com/
Sofitel®	http://www.sofitel.com/
AEW Capital Management, L.P.	http://www.aew.com/
Ambling Management Company	
University Housing Division (student housing company)	
	http://www.ambling.com/
American Campus Communities Group (student housing company)	
	http://www.studenthousing.com/
American Liberty Hospitality	http://www.amliberty.com/
Ayers Hotels	http://www.ayreshotels.com/
Best Hotels	http://www.best-hotel.com/
Best Value Inn Brand Membership, Inc. (Membership association)	
	http://www.bestvalueinn.com/
Best Western International, Inc. (Membership association)	
	http://www.bestwestern.com/
Boca Resorts, Inc	http://www.bocaresortsync.com/
Boykin Lodging Company	http://www.boykinlodging.com/
Buckhead America Corporation	
Country Hearth Inns®	http://www.countryhearth.com/
Budget Host International	http://www.budgethost.com/
Budget Host Inn®	
Budget Host®	
Capstone Development Corporation (student housing company)	
	http://www.capstonecompanies.com/about.asp/
University Commons®	http://www.universitycommons.com/
Carlson Hotels Worldwide	http://www.carlson.com/
Country Inns & Suites by Carlson®	
	http://www.countryinns.com/
Park Inns & Suites®	http://www.parkinn.com/
Park Plaza Suites®	http://www.parkplaza.com/
Radisson®	http://www.radisson.com/
Regent International Hotels®	
	http://www.regenthotels.com/

CENDANT Corporation /North America

	http://www.cendant.com/
Days Inn®	http://www.daysinn.com/DaysInn/control/home/
Howard Johnson®	
Knights Inn®	http://www.knightsinn.com/
Super 8®	http://www.super8.com/Super8/control/home/
Travelodge®	http://www.travelodge.com/Travelodge/control/home/
Wingate Inns®	http://www.wingateinns.com/Wingate/control/home/
Arlington Hospitality	http://www.arlingtonhospitality.com/
[Arlington] AmeriHost Franchise Systems, Inc	
AmeriHost Inns®	http://www.amerihostinn.com/AmerihostInn/control/home/
Choice Hotels International, Inc.	http://www6.choicehotels.com/
Cambria Suites®	
Clarion®	http://www.clarionhotel.com/
Comfort Inn®	http://www.comfortinn.com/
Comfort Suites®	http://www.comfortsuites.com/
EconoLodge®	http://www.econolodge.com/
Quality Inn Hotel & Suites®	
	http://www.qualityinn.com/
Rodeway Inn®	http://www.rodewayinn.com/
Sleep Inn®	http://www.sleepinn.com/
Main Stay Suites®	http://www.mainstaysuites.com/
Suburban Extended Stay Hotel®	
CNL Hotels & Resorts, Inc.	http://www.cnlhotels.com/
Colony Capital Asia Limited LLC.	http://www.colonyuinc.com/
Raffles International Hotels and Resorts	
	http://www.rafflesinternational.com/
Raffles® Hotel	
Raffles Resort®	
Merchant Court®	
Swissôtel® Hotels & Resorts	
	http://www.swissotel.com/
Columbia Sussex Corporation	http://www.columbiasussex.com/
Cooper Hotel Group, Cooper Companies	
	http://www.cooperhotels.com/
Crestline Hotels, Crestline Capital Group	
	http://www.crestlinehotels.com
Cross Country Inns, Inc	http://www.crosscountryinns.com/
Driftwood Hospitality Company	http://www.driftwoodhospitality.com/
Drury Inns Inc.	http://www.druryhotels.com/
Drury Inn®	
Thrifty Inn®	
Pear Tree Inn®	
DTI Investments, Inc (student housing company)	
	http://www.dtiproperties.com/

Eagle Hospitality	http://www.eaglehospitality.com/
Education Realty Trust (student housing company)	http://ir.educationrealty.com/
Equity Inns, Inc.	http://www.equityinns.com/
Exel Inns of America	http://www.exelinns.com/
Excel Inn®	
Extended Stay America Inc./HVM L.L.C.,SM	http://www.exstay.com
Extended StayAmerica Efficiency Studios®	
Homestead Studio Suites®	
StudioPLUS Deluxe Studios®	
Crossland Economy Studios®	
Americasuites®	
FelCor Lodging Trust Inc. & The Falor Companies Hotel Group	http://www.felcor.com/
Gaylord Entertainment	
Resort Quest	http://www.resortquesthawaii.com/
Great Wolf Resorts	http://corp.greatwolfresorts.com http://greatwolfresorts.com/
Great Western Hotels	http://www.greatwesternhotels.com/
Harrah's Entertainment	http://www.harrahs.com/
Caesar's®	
Harrah's®	
Horseshoe®	
Harvey's®	
HBE Corporation	
Adam's Mark® Hotel	
Adams Mark® Resort	http://www.adamsmark.com/
Hemsley Hotels	http://www.helmsleyhotels.com/
Hersha Hospitality & Hersha Hospitality Trust	http://www.hersha.com/
Hilton Hotels Corporation	
Conrad®	
Hilton®	
Hilton Garden Inn®	
Hilton Grand Vacations Club®	
Red Lion Inn®	
Doubletree Hotel®	
Club Hotel by Doubletree®	
Doubletree Guest Suites®	
Doubletree Hotel ®	
Hampton Inn®	
Hampton Inn & Suites®	
Embassy Suites Hotels®	

Embassy Vacation Resort®
 Homewood Suites® <http://homewoodsuites.hilton.com/en/hw/index.jhtml/>
 Scandic®

Historic Hotels of America Inc. (Association)
<http://www.historichotels.org/>

Host Funding, Inc.
 Hostmark Hospitality <http://www.hostmark.com/>
 Amalfi ® Hotel
 Bella Vista Suites® <http://www.bellavistasuites.com/>

HP Hotels <http://www.hp-hotels.com/>
 Hudson Hotels <http://www.hudsonhotels.com/>

Hyatt Hotels Corporation & Global Hyatt
 Classic Residence by Hyatt®
<http://www.hyattclassic.com/>

Amerisuites®
 Hyatt®
 Hyatt Regency®
 Park Hyatt®
 Grand Hyatt®
 Hyatt Vacation Club®
 U.S. Franchise Systems, Inc. "USFSI"
<http://www.usfsi.com/>

Hawthorn Suites®
 Microtel Inn & Suites®
 America's Best Inn & Suites®

Innkeepers USA Trust <http://www.innkeepersusa.com/>

InterContinental Hotels Group PLC [UK]
<http://www.ichotelsgroup.com>
<http://www.ichotelsgroup.com/h/d/cw/1/en/home/>

Bass Hotel®, Bass Resort®
 Candlewood Suites® (by IHG)
 Centra®
 Crowne Plaza®, Crowne Plaza Resort®
 Forum Hotel®
 Grand Chalet®
 Hampton Inn®
 Hampton Inn & Suites®
 Holiday Inn®
 Holiday Inn Hotel & Suites®
 Holiday Inn Select®
 Holiday Inn Express®
 Holiday Inn Express Hotel & Suites®
 Holiday Inn Garden Court®
 Holiday Inn Sun Spree®
 Nickelodeon Family Suites by Holiday Inn®

Staybridge Suites by Holiday Inn ®	
Hotel Indigo®	
Inter Continental Hotel & Suites®	
Park Royal®	
Posthouse®	
Royal Inn®	
Econolodge®	
Interstate Hotels and Resorts Inc.	http://www.ihrc.com/
Bridgestreet Corporate Housing®	
Doral Resort®, Doral Conference Center®	
InTowne Suites	http://www.intownsuites.com/
Suburban Franchise Systems, Inc. & Suburban Lodges of America, Inc.	
	http://www.suburbanlodge.com/
Suburban Lodge®	
Intrawest Corporation	http://www.intrawest.com
Jameson Inns, Inc.	http://www.jamesoninns.com
Jameson Inn®	
Signature Inn®	
Janus Hotels & Resorts	http://www.janushotels.com/
JHM Hotels	http://www.jhmhotels.com/
JPI Campus Quarters, General Electric (student housing company)	
	http://www.jpi.com/
John Q. Hammons Hotels, Inc.	http://www.jqhhotels.com/
Kimpton Hotels and Resorts, Inc.	http://www.kimptonhotels.com/
Larkspur Hospitality Company	http://www.larkspurhotels.com/company/index.html/
Larkspur Landing®	
La Quinta Hotels / Meditrust	http://www.lq.com
La Quinta Inn®	
La Quinta Inn & Suites®	
Baymont Inn & Suites®	
Woodfield Suites®	
Budgetel®	
La Salle Hotels	http://www.lasallehotels.com/
Lexington Hotels	http://www.lexhotels.com/
LodgeWorks Hotel LLC	http://www.lodgeworks.com/
Sierra Suites®	
Lodgian, Inc.	http://www.lodgian.com/
Lodging Unlimited (East), Lodging Unlimited (West	
	http://www.lodgingunlimited.com/
	http://www.lu-west.com/
Windmill Inn & Suites®	
Lowes Enterprises	http://www.loweenterprises.com/
Destination® Hotel	
Destination Resort®	
(The) Marcus Corporation	

Baymont Inns, Inc. Baymont Inn®	http://www.baymontinns.com/propertylist.jsp/ http://www.baymontinns.com/
Marriot International/ Host Marriott	http://www.marriott.com/
Courtyard Inn ® by Marriott	
Fairfield Inn ® by Marriot ®	
Fairfield Inn & Suites ® by Marriott ®	
J W Marriott Hotel ®, J W Marriott Resort ®	
Marriott ®	
Marriott Conference Center ®	
New World Hotel ®	
Renaissance by Marriott ®	
Residence Inn by Marriott ®	
Spring Hill Suites by Marriott ®	
Towne Place Suites by Marriott ®	
The Ritz-Carlton Hotel Company LLC	
Ritz-Carlton®	
Marriott ExecuStay Division	
Marriott ExecuStay ®	
Marriott Executive Apartments ®	
Marriott Vacation Club International	
Horizons by Marriott	
The Ritz-Carlton Club Marriott Executive Apartments ®	
Marriott Grand Residence Club Marriott Executive Apartments ®	
McKinney Properties	http://www.mckinneyproperties.com/student_main.htm
MeriStar Hospitality Corporation	http://www.meristar.com/
MGM Mirage/Mandalay	http://www.mgmmirage.com/
Millennium & Copthorne Hotels PLC "M&C"	http://mill-cop.com/
Millennium Hotel Group	http://www.millenniumhotels.com/
Monarch Casino & Resort, Inc.	http://www.monarchcasino.com/
Morgans Hotel Group	http://www.morganshotelgroup.com/
Northcott Hospitality International LLC	
AmericInn International, LLC	http://www.americinn.com/
Americinn®	
Oakwood Worldwide / R&B Enterprises (temporary housing)	http://www.oakwood.com/
Orient-Express Hotels Inc., North American Division	http://www.orient-expresshotels.com/
Pinnacle Entertainment Inc.	http://www.pnkinc.com/
Preferred Hotels & Resorts Worldwide, Inc.	http://www.preferredhotels.com/
Prime Hospitality	http://www.primehospitality.com
Prime®	

Red Lion Hotel Corporation (formerly known as) WestCoast Hospitality Corporation

<http://rlhcorp.rdl.com/>

Red Lion® Hotel, Red Lion® Inn <http://www.westcoasthotels.com/>
Remington Hotel Corporation <http://www.remingtonhotels.com/>

Shaner Hotel Group <http://www.shanerhotels.com/>

Shilo Inns, Inc.

Shilo Inn® <http://www.shiloinns.com/>

Sho Lodge Inc. <http://www.sholodge.com/>

Shoney's Inn®

GuestHouse® International® Inn/ Hotel/ Suites

Guest House Inn, Guest House Hotel, Guest House Suites

<http://www.guesthouseintl.com/>

Sonesta International Hotels Corp. <http://www.sonesta.com/>

Sonesta® Hotel / Resort

Starwood Hotels & Resorts Worldwide, Inc.

<http://www.starwood.com/>

Sheridan Hotels and Resorts/ Sheridan Holding Corporation

Four Points Hotel by Sheraton®

Sheraton®

St. Regis®

The Luxury Collection®

Westin Hotel & Resorts® by Starwood

<http://www.starwood.com/westin/>

W® Hotel

Le Meridien®

"XYZ"® Project

SuiteOne Holdings, LLC <http://www.suiteonehotels.com/>

SuiteOne®

Sun Suites Interest LLP (FKA Crestwood Suites Co.)

<http://www.sunsuites.com/>

Sun Suites®

Crestwood Suites®

Lodge America®

Sunstone Hotel Investors, Inc. <http://www.sunstonehotels.com/>

Sunterra Corporation <http://www.sunterra.com/>

Supertel Hospitality, Inc. (formerly known as Humphrey Hospitality)

<http://www.humphreyhospitality.com/>

Tharaldson Lodging Companies <http://www.tharaldson.com/>

The International S.A.

A.H.M.I. (Assistance Hôtels Management International)

Health Fitness Dynamics, Inc. <http://www.ahmi.com/>

Tishman Hotel Corporation <http://www.tishmanhotels.com/portfolio.html/>

Pegasus Solutions (formerly known as Utell - Consortium)

<http://www.pegs.com/>

Value Place Franchise Services LLC Value Place Inn®	http://www.myvalueplace.com/
Vantis International Corporation Lee's Inns of America® EnVille® Inc	http://www.vantiscorp.com/
Warwick International Hotels InVest REIT, Westmont Hospitality Group	http://www.warwickhotels.com/ http://www.investreit.com/locations.asp/
Winston Hotels, Inc.	http://www.winstonhotels.com/
White Lodging Services Woodfin Suites & Hardage Suite Hotels, LLC (HSH)	http://www.whitelodging.com/ http://www.woodfinsuitehotels.com/
Woodfin Suites® Chase Suites® Hotel by Woodfin Wyndham International Inc., Wyndham Hotel Corporation, Performance Hospitality Management	http://www.wyndham.com/
Wyndham Luxury Resort® Wyndham Hotel® Wyndham Garden Hotel® Wyndham Resort ® A Wyndham Historic Hotel® Summerfield Suites by Wyndham®	http://www.summerfieldsuites.com/

APPENDIX D: CONVERSIONS

EXAMPLES OF FORMER HOTELS CONVERTED INTO SINGLE ROOM OCCUPANCY PERMANENT HOUSING OR SUPPORTIVE HOUSING OPTIONS “SHO” [RESIDENCES FOR ADULTS (RFA), PRIVATE PROPRIETARY HOME FOR ADULTS (PPHA), SINGLE ROOM OCCUPANCY COMMUNITY RESIDENCES (SRO/CRS), AMONG OTHER TYPES]

Chicago

The Harold Washington Apartments, converted the former Morland Hotel built in the 1920s into 70 SRO supported permanent housing units in 1989. All units have kitchenettes, 10 are complete studio apartments, four are one-bedroom apartments, and the rest share bathrooms on hallways. This housing developed and managed by Lakefront Single Room Occupancy Corporation was the first renovated Single Room Occupancy (“SRO”) residential building in Chicago.

The Belray, opened 1996, 70 SRO units; Lakefront converted from a hotel built in the 1920s; as in all Lakefront’s buildings, tenants pay 30 per cent of their income and sign one year leases; (Lakefront website; Pro시오 and Houghton 2003)

Renaissance Apartments, opened 2000, 101 SRO units, developed and operated by the Wabash 'Y' Renaissance Collaborative (TRC)'s, remodeled the vacant and abandoned Wabash YMCA Hotel built in 1913 in the Bronzeville with Section HUD Section 8 SRO permanent housing support (National Trust nd)

Sutherland Apartments, converted from the former Sutherland Hotel into 154 units (studios and one bedroom apartments) by Century Place Development Corporation (CPDC), a commercial real estate firm.

The YMCA of Metropolitan Chicago converted the majority of its non-profit hotel units into permanent residences and describes itself as “the “largest and longest-serving Single Room Occupancy (SRO) housing provider in the Midwest, supplying more than 2,100 SRO units at seven YMCA residences”. In these hotels, retired or low income elderly and working singles privately pay about \$100 more per month for a room with a private bath than for a room which shares a bathroom (YMCA Metro Chicago website).

The Somerset, a high rise former hotel property that occupies a quarter city block was converted --without remodeling-- into a residence for people with mental disabilities in 1995. Some rooms have private baths; some share.

New York City

The Cecil Hotel in Harlem, a landmark hotel vacant for a decade, was renovated in 1988 by Housing and Services, Inc. (HSI) into single room occupancy permanent residences for people who were formerly homeless.

The Narragansett SRO Hotel and The Kenmore SRO Hotel, were purchased and renovated by Housing and Services, Inc. in the early 1990s as supportive housing. (Haaga 1997).

Holland Hotel was renovated in 1995 by Project Renewal as supportive housing. "Elegant" when it opened in 1918, the Holland went through a phase as a New York notorious "welfare hotel" during the 1980s (Project Renewal nd).

The Prince George Hotel was built at 14 East 28th Street in Manhattan in 1904-1912 as a luxury hotel in the Parisian Beaux Arts style. By the mid-1980s, the hotel was entirely leased by the city as "welfare hotel" and sheltered up to 1600 homeless women and children until it was closed for uncorrected building code violations. The non-profit housing organization Common Ground bought the 14 story hotel in 1996, thoroughly restored the building and remodeled guest rooms into 416 efficiency apartments. The Prince George opened in October 1999 as supported, subsidized housing for previously homeless and working low-income working single adults, including some who are elderly and terminally or chronically ill. (Kershaw 2000; Common Ground 2003).

Times Squares Hotel was originally built in 1923 at the corner of 43rd Street and Eighth Avenue as an upscale residential hotel and converted into supportive, permanent housing by Common Ground in the period 1991-1994. By the 1980s, the hotel had deteriorated and complimented its business of renting self-pay residential single room occupancy units by leasing rooms to the city for use in its system of emergency shelters. Common Ground acquired the Times Square in 1991 and worked the renovation construction around the 210 tenants who remained in residence. The Times Square supportive SRO currently houses for 652 permanent tenants : 200 of whom are people with disabilities placed under the New York/New York agreement program, 50 DAS placements (AIDS patients), 74 DHS placements (formerly homeless in need of supportive services), and 328 low income tenants from the "community", including the legacy hotel tenants. (Common Ground 2003; Cosgrove 2005)

In 2000, Common Ground purchased the former residential hotel annex of the McBurney YMCA built in the early 1900s at 24rd Street and 7th Avenue in Manhattan and remodeled into The Christopher with 167 units of permanent supportive housing for low-income or formerly homeless adults, 20 units for New York's Work-Related Housing program, and 40 four-bedroom suites for transitional supported housing for participants in the 18-month post-foster care Foyer program for foster children "aged out" of the system when they turn 18. (Common Ground 2003)

"The Andrews" at 197 Bowery was one of nine surviving New York cubicle lodgings when Common Ground acquired the building early in 2002 and began renovations. The Andrews had rented 7-by-5-foot sleeping cubicle units partially enclosed with chicken wire for nearly 100 years with one common bathroom on each of the Andrew's six stories. In 2000, 110 of the Andrews' 200 cubicles renting for \$9 per night and 90 of the cubicle units were occupied by permanent tenants paying at a weekly rate that

worked out to half that --\$4.50/night. The renovation plan Common Ground selected from entries to an international design competition reduced the number of units to 150 single room occupancy units each 8 by 6 1/2 feet with complete walls, floors, ceiling and doors, and put in one common bathroom for each five SRO units. The 90 Andrews residents were gradually moved into renovated units where they have the right to stay permanently and now pay \$36 a week. The other renovated units in the Andrews are currently reserved for stays limited to 21 days for participants in a supported transitional housing program for formerly homeless individuals who privately pay \$7 per night to stay in one of the SRO units. (See Hevesi 2002 and Isay, Abramson, and Wang 2000.)

The Palace Hotel at 313 Bowery, the largest old style "Bowery lodging house" was leased in the mid-1990s by the Bowery Residents Committee in the mid 1990s which uses the building for transitional housing, emergency shelter and social service offices, while preserving the permanent hotel residences of the Palace's legacy lodgers.

The Woodstock Hotel, at 127 West 43rd Street in central Manhattan between Sixth and Broadway, was turned into Graves House, supportive housing for low income, older adults on public assistance. The non-profit operator, Project Find, serves residents two meals six days a week, and provides on site social workers who manage and advocate residents' cases and program entitlement and a part time ambulatory medical clinic.

Los Angeles

The Panama and The Russ hotels in the east central Los Angeles' section known as "Skid Row" were remodeled by the SRO Housing Corporation. The Panama Hotel was remodeled into a multipurpose facility: 100 private pay single room occupancy housing units; 90 units accept housing assistance (DPSS vouchers) for rent, 42 units are reserved as EEHP continuum of care supported transitional housing, and 29 function as an emergency shelter. The SRO Housing Corporation remodeled the smaller Russ Hotel into 44 private pay permanent housing units and 42 EEHP transitional supportive units.

The Sommerville Hotel, built in 1926 on Central Avenue in Los Angeles, later known as the Dunbar Hotel when it was a cultural center for African American artists and musicians, was remodeled into apartments for low income elderly in the mid 1990s.

San Francisco

The Ritz Hotel was converted between 1991 and 1992 into 88 single room occupancy (SRO) units and street level commercial space by the Tenderloin Neighborhood Development (TNDC) Housing Corporation and the Chinese Community Housing Corporation.

The Dalt Hotel was converted into 177 SROs and commercial spaces by TNDC. The West Hotel was converted into 105 SROs and commercial space beginning in March 2001.

Ambassador Hotel was rehabilitated 1999 - 2002. The redeveloper and operator,

Tenderloin Neighborhood Development Corporation (TNDC), remodeled the hotel into 134 SRO permanent housing units and commercial space. Fifty SRO units at the renovated building are reserved for "SHO Shelter + Care" tenants with special needs; the remainder of the units are rented at commercial rates.

By March 2004, six SRO hotels which had previously been enrolled in San Francisco's Hotel Master Lease Program had been converted into 793 SRO units of supported housing under the "Care not cash" program initiated in 2003:

- The Arlington (25 units) operated by St. Vincent de Paul,
- The Royan (69 units) run by Tenderloin Housing Corporation (THC),
- The Cal Drake (51 units) run by THC,
- The McAllister -Conard House (80 units),
- The Graystone (74 units) run by THC , and
- The Elm (86 units) run by Episcopal Community Services.

San Francisco hotels and SRO hotels being remodeled and refurbished as residential buildings in 2005 with funding from other sources include:

- The Cadillac Hotel (159 SRO units),
- Cambridge Hotel (61 one bedroom SRO units),
- Clayton Hotel/Chinese Community Housing (82 SRO units),
- Dorado Hotel (57 SRO units),
- Hamlin Hotel (68 studios),
- Knox Hotel (140 SRO units),
- Madrid Hotel (47 one bedroom and studio apartments),
- Midori Hotel (77 SRO units),
- Park View Hotel (41 one bedroom and studio apartments),
- Ritz Hotel (90 one bedroom and SRO units),
- Saint Claire Hotel (41 SRO units),
- San Cristina Hotel (58 SRO units),
- Swiss American Hotel (66 SRO units),
- Tower Hotel/Chinese Community Housing (34 SRO units),
- William Penn Hotel (91 SRO and studio units), and the
- Woodward Gardens Hotel/Mission Housing (59 one bedroom units).

Santa Barbara

Victoria Hotel, an historic hotel property was remodeled and is operated by Peoples Self-Help Housing Corporation (PSHHC) of San Luis Obispo, California, as supportive single room occupancy housing with on-site health, social services, and case management. Rents range from \$290 to \$550; the Victoria has a zero vacancy rate and a long waiting list.

Seattle

The Bush Hotel, built in 1915, was converted into 96 units of affordable housing by the Seattle Chinatown International District Public Development Authority and opened in 2002.

The historic "OK Hotel" at Pioneer Square was renovated into 44 units of affordable housing, artist work spaces, and retail by Triad Development and opened in 2002 (McKnight 2002).

Washington, DC

The Whitelaw Hotel at 1839 13th NW, constructed in 1912 by entrepreneur Henry Whitelaw Lewis to accommodate African American visitors to Washington during the period (1875-1964) when hotels were by law segregated under U.S. law. The Whitelaw was a popular stop for out-of-town entertainers and notables who called it "the Embassy" and for local banquets, dances, and debutante balls. After public accommodations in the United States were desegregated, the Whitelaw declined to the point that in 1977, the city closed it down for building code violations. Manna Inc. remodeled and reopened the Whitelaw in 1992 as a subsidized (Section 8) apartment complex. (Cook 1995).

Newport News, Virginia

The vacant Warwick Hotel was converted into an SRO (residential) hotel to house the formerly homeless (Koebal 1995).

EXAMPLES OF NEW CONSTRUCTION SRO HOUSING NON-PROFIT, RENT SUBSIDIZED

Chicago

St. Andrew's Court, 42 SRO units housing ex-convicts, was built and is operated by the non-profit St. Leonard's (settlement) House Agency in the near West Side.

LUCHA SRO, a new construction residential building with 68 units, was completed in 1996 by a Hispanic community organization.

The Studios, opened in 1997, which claims to have been the "first new SRO built in Chicago in 25+ years", has 170 furnished units, each 225 square feet in size, and is operated by The Chicago Christian Industrial League (<http://theleague.org/>)

An eight floor new construction building at 600 S Wabash with 169 SRO units, developed and managed by the Chicago Christian Industrial League, is scheduled to open in late 2005 to house employed and disabled low income workers.

The South Loop Apartments at 1521 South Wabash opened 207 new construction SRO units in 1999, developed and operated by Lakefront.

Lakefront developed and operates its second totally new construction residential building at 1801 S. Wabash, which opened in February 2004 with 110 SRO units. A third new building which will combine studio and bedroom apartments is under construction. (See Lakefront, CCIL websites, and Levavi 1996.)

New York

The Peter Jay Sharp Residence, opened in 2000, has 74 apartments, each equipped with a private bathroom and kitchen, plus communal lounges and a dining room serving low cost meals. It's sponsor, the Doe Foundation, describe its as --"the first newly constructed SRO in New York City in 50 years".

(See <http://www.doe.org/programs/DoeFundPrograms.cfm?programID=18.>)

The Aurora, a new 200 unit supportive housing built in downtown Brooklyn by the Actors' Fund of America to provide permanent supportive housing, is managed by Common Grounds. One hundred units are reserved to house formerly homeless single adults with special needs or other adults at risk; the other 100 units will house low income single adults earning less than \$26,400 annually employed in the performing arts and entertainment industries.

San Francisco

Bayanihan House's 154 SRO units were built at a total cost of \$22 million--nearly \$150,000 per unit on the site where the 180 unit Delta SRO hotel burned down. This new construction SRO housing is owned by the San Francisco Redevelopment Authority and was developed by the Tenants and Owners Development Corporation, a nonprofit group. Fourteen million was supplied in the form of federal tax credits by the Fanny Mae Foundation and through the Enterprise Social Investment Corp. Other funding came from the redevelopment agency's seismic-retrofit loan program. Units rent for \$485-a-month. Residents were chosen from among 3000 applicants. Pundits dub the building for low income residents the "the Trump Tower of Sixth Street" and the "poor folks' Fairmont." (Dineen and Fletcher 2003)

EXAMPLES OF NEW CONSTRUCTION SINGLE ROOM OCCUPANCY HOUSING FOR PROFIT, COMMERCIAL MARKET RATE RENTAL RESIDENCES

Las Vegas, Nevada

Campaigne Place, a new commercial market rate SRO rental building, designed by architect Rob Wellington Quigley, FAIA and operated by Trilogy Management, opened in 2000.

Palo Alto, California

The Alma Place, Palo Alto, California, residential SRO apartments were built in 1997.

San Diego, California

Countering the national trend, San Diego's SRO Preservation and Relocation Assistance Ordinances of 1987 encouraged building SRO residential hotels and SRO residential buildings. Within one year, 2,200 new SRO units were built, or were under construction or in planning stages, and 700 older units were rehabilitated.

Examples include the four new construction single room occupancy commercial residential apartment buildings designed by architect Rob Wellington Quigley and developed and operated by Trilogy Management:

Baltic Inn, new commercial SRO opened in 1987;
 J Street Inn, opened in 1990;
 La Pensione at India & Date, opened in 1991
 and the 202 Island Inn, opened in 1992.
 These were among the earliest new SRO residential buildings constructed in the United States after the late 1960s.

OTHER CONVERSION EXAMPLES

EXAMPLES OF HOTELS AND SRO HOTELS UPGRADED TO COMMERCIAL TRANSIENT HOTELS:

New York

California Suites was one of 33 commercial SRO hotels where the New York City's agency that assists people living with AIDS (formerly known as DASIS, now known as HASA) formerly paid rents of \$900 to \$1200 a month for each single room occupancy without private bathrooms. DASIS used to place up to 100 of its AIDS patient clients in this hotel. The hotel was "gut rehabbed" in 1997 and reopened in 1998 as a boutique hotel (charging \$80-120/night) with four DASIS clients resident still living in unrenovated rooms (Foley 1998).

The Martinique, a 17 floor, 600 room hotel in Manhattan has continuously operated since 1900 as a hotel; during the 1970s and 1980s, the Martinique was leased to the city to serve as a "welfare hotel". In the late 1990s, it was remodeled and reopened as a Holiday Inn.

EXAMPLES OF HOTELS CONVERTED INTO RESIDENTIAL APARTMENT BUILDINGS OR CONDOMINIA - ENTIRELY

New York

The former Windsor, Stanhope Park Hyatt, Delmonico, and Regent hotels were remodeled into residential condominium buildings.

The Mayflower Hotel, on the West Side near Columbus Circle near New York Opera House, was demolished to build a condominium apartment building on its site.

Empire Hotel (373 rooms) was converted into 125 luxury residential condos.

As of 2005, construction inside the 27 floors of the Inter-Continental Hotel at Central Park South is converting the former chain hotel into 65 cooperative apartment units, priced at one to ten million dollars (Gregor 2005).

New owners closed The Sutton Hotel, an upscale East Side hotel, in June 2005 for conversion into condos.

The Morgan Hotel Group converted the former Gramercy Park Hotel at 50 Gramercy

Park North into 23 luxury condos, celebrated with a grand opening/ open house held Sunday, April 24, 2005.

**EXAMPLES OF HOTELS CONVERTED INTO RESIDENTIAL APARTMENT BUILDINGS OR CONDOMINIA
- PARTIALLY**

New York

The Prince Hotel at 218- 220 Bowery was sold to the AHJ LLC private developers in 2000. The developers housed the hotel's 25 legacy elderly lodgers on one floor while they gutted the upper floors to remodel the structure into luxury residential lofts.

At the legacy New York landmark hotel The Plaza, unionized workers arbitrated a tentative deal in April 2005 forcing new owners, Elad Properties, to trim back the number of guest suites they plan to convert into residential condominiums from 348 to 150 and to preserve the grand hotel's public spaces, including the Oak Room and Palm Court.

The owner of the New Plaza Hotel, which previously sold about half its units as residential condos scattered among guest units, is negotiating in 2005 to sell part or all of its remaining "hotel half" to a chain operating as a luxury brand.

The Millennium U.N. Plaza Hotel announced plans to turn 200 units into condos, "going halvesies"— about half guest units and half residential condos.